

WHAT TYPES OF DEVELOPMENT CONTRIBUTE TO THE DCP?

Under the proposed DCP, new development that will increase the number of dwellings and/or increase commercial, retail or industrial floor area is required to contribute under the DCP. The levy does not apply to existing development.

There are some state exemptions from the levy, such as development of public housing, schools and hospitals.

Other local development exclusions are proposed in this DCP, including social housing delivered by or for a Housing Association, replacement of a dwelling, alterations or additions to an existing dwelling, outbuildings and fences normal to a dwelling, utilities and Council delivered projects.

the place
to live

WILL I HAVE TO PAY THE LEVY UNDER THE PROPOSED DCP?



I WANT TO RENOVATE
OR EXTEND MY HOUSE

The levy **does not** apply to extensions and renovations to a dwelling.



I WANT TO DEMOLISH
AN EXISTING HOUSE
AND REPLACE IT WITH
A NEW ONE

The levy **does not** apply to the replacement of a dwelling on the same land.



I WANT TO BUILD A SHED
IN MY BACKYARD

The levy **does not** apply to outbuildings normal to a dwelling, like a shed, garage, studio or greenhouse.



I WANT TO DEMOLISH AN
EXISTING HOUSE AND
CONSTRUCT TWO OR
MORE NEW DWELLINGS
ON THE LAND

The levy **applies** to the additional dwellings being constructed. If one dwelling is demolished and two new ones constructed, a levy is payable on one dwelling.



I WANT TO EXTEND MY
INDUSTRIAL, RETAIL OR
COMMERCIAL BUILDING
(E.G. SHOP, OFFICES
WAREHOUSE OR FACTORY)

The levy **applies** to the additional floor area that is provided as part of non-residential development.