**Darebin Planning Committee Meeting 14 February 2022**

5.     Consideration of Reports

5.1                           Development Contributions Plan - Planning Scheme Amendment C170dare

EXECUTIVE SUMMARY

Amendment C170dare to the Darebin Planning Scheme is now in the final stages to implement a new Development Contributions Plan (DCP) applying to all land in the municipality.

Following exhibition in late 2020, Council considered submissions at its meeting on 22 March 2021, and referred all submissions to an independent Planning Panel. The Panel considered objectors’ and Council’s submissions at a hearing in May 2021, with a report provided on July 29 (**Appendix A**). The Panel supports Council’s position on the majority of issues raised by submitters, and considers that Amendment C170dare is strategically justified, well founded and should be implemented as proposed, subject to some relatively minor changes.

This report addresses the changes recommended by the Panel, which range from very minor administrative matters, some of which were identified by Council following exhibition, to more notable changes concerning the exemption mechanism. Following assessment, it is proposed that Council decline to support one of the Panel’s recommendations on transitional provisions for the reasons detailed in this report.

Fundamentally, it is recommended that Council adopt the amendment with changes and submit to the Minister for Planning for approval.

The implementation of a new municipal DCP will support Council’s long-term financial sustainability and its ability to deliver infrastructure necessary to meet the needs of the Darebin community over the next 20 years. The DCP relates to 70 projects with a total estimated cost of $115.5 million. Through the DCP, future development is estimated to contribute $28 million, or about 24% of the total costs of these projects.

*The following person addressed the meeting in relation to Item 5.1 ‘Development Contributions Plan - Planning Scheme Amendment C170dare’*

* ***Oscar McLennan, Director Ys Housing***

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| **Officer Recommendation**  **That** Council:  (1)       Considers the Amendment C170dare Panel Report (**Appendix A**), pursuant to section 27 of the *Planning and Environment Act 1987.*  (2)       Adopts Amendment C170dare and the Darebin Development Contributions Plan 2019 (November 2021) in accordance with section 29 of the *Planning and Environment Act 1987*, with changes reflected in **Appendix B and C**.  (3)       Authorise the Manager City Futures to make any further minor changes to the amendment documents where these are insubstantial but required for correctness, clarity or the like, including changes after approval of the Amendment by the Minister for Planning to ensure consistency with the approved planning provisions.  (4)       Submit the adopted Amendment C170dare, together with the prescribed information, to the Minister for Planning for approval pursuant to section 31 of the *Planning and Environment Act 1987*.  (5)       As part of its submission requesting approval of Amendment C170dare, advise the Minister for Planning that Council has not accepted all of the Panel’s recommendations, for the reasons detailed in **Appendix D**.  (6)     Write to all submitters thanking them for their submission and advising them of Council’s decision. | |
| Committee Decision |  |
| **Moved:                    Cr. T McCarthy**  **Seconded:        Cr. S Rennie**  **That** Council:  (1)       Considers the Amendment C170dare Panel Report (**Appendix A**), pursuant to section 27 of the *Planning and Environment Act 1987.*  (2)       Adopts Amendment C170dare and the Darebin Development Contributions Plan 2019 (November 2021) in accordance with section 29 of the *Planning and Environment Act 1987*, with changes reflected in **Appendix B and C**.  (3)       Authorise the Manager City Futures to make any further minor changes to the amendment documents where these are insubstantial but required for correctness, clarity or the like, including changes after approval of the Amendment by the Minister for Planning to ensure consistency with the approved planning provisions.  (4)       Submit the adopted Amendment C170dare, together with the prescribed information, to the Minister for Planning for approval pursuant to section 31 of the *Planning and Environment Act 1987*.  (5)       As part of its submission requesting approval of Amendment C170dare, advise the Minister for Planning that Council has not accepted all of the Panel’s recommendations, for the reasons detailed in **Appendix D**.  (6)     Write to all submitters thanking them for their submission and advising them of Council’s decision.  **Carried Unanimously** | |