7.5                           New Municipal Development Contributions Plan – Consider seeking authorisation to prepare a Planning Scheme Amendment

**Author:** Senior Strategic Planner

**Reviewed By:** General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

A new *Draft Darebin Development Contributions Plan 2019* (new DCP) has been prepared to introduce a levy on new development to help fund physical and social infrastructure required to meet the needs of the growing Darebin population over the next 20 years.

The new DCP will be implemented into the Darebin Planning Scheme through proposed Amendment C170dare. Officers seek Council’s endorsement to formally request the Minister’s authorisation to commence the planning scheme amendment process for Amendment C170d are.

The new municipal-wide development contributions levy applies to residential and non-residential development that proposes to increase dwellings or floor space. The new DCP has been prepared in accordance with the relevant legislation, directions and guidelines which form the DCP system in Victoria and has been peer reviewed.

Projects to be part funded by the new DCP have been selected based on Council's long-term capital works program. Many of the projects selected for the new DCP have undergone consultation processes or have a basis in Council plans and strategies that have undergone their own community consultation process. Project selection has also been subject to the criteria set out in the Victorian Government guidelines and the need for projects to be well-defined and have robust cost estimates.

The new DCP through Amendment C170dare will be exhibited publicly, during which time the community and stakeholders will be invited to make written submissions.

It is acknowledged that the development industry is likely to be adversely affected by economic effects of the coronavirus pandemic and may not welcome a development levy during this time. However these development contribution rates reflect the need to equitably share the cost of providing the infrastructure required by the community in the long term, over the next 20 years, and where there is a direct nexus with increased population as a result of new development. Further, these particular contribution rates are considered modest and aren’t anticipated to unduly impact on development. The DCP will support delivery of key capital works projects, and opportunity to provide important stimulus for the local economy from the impacts of COVID-19.

There are some state exemptions from the levy, such as development of public housing, schools and hospitals. Further local development exclusions are proposed in this DCP to include Council delivered projects, social housing delivered for or by registered housing associations, and common-sense exemptions normally in DCPs such as replacement of a dwelling, alterations or additions to an existing dwelling, outbuildings and fences normal to a dwelling and utilities.

Darebin’s existing DCP is no longer collecting contributions but remains in the Darebin Planning Scheme to allow levies previously collected to be expended on the development of the Darebin Multi-Sport Stadium (MSS).

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| **Recommendation****That** Council:(1)          Requests the Minister for Planning authorise the preparation and exhibition of Amendment C170dare to the Darebin Planning Scheme, pursuant to section 8A of the *Planning and Environment Act* 1987 (**Appendix A and B)**(2)          When authorised by the Minister for Planning, exhibit Amendment C170dare to the Darebin Planning Scheme in accordance with notice requirements under section 19 of the *Planning and Environment Act* 1987(3)          Seeks community and stakeholder feedback as part of the exhibition period, on the proposed changes to the planning scheme to implement the *Darebin Development Contributions Plan 2019, June 2020 (***Appendix A***)*(4)        Authorise the Manager City Futures to make minor alterations and corrections, where necessary, to the Amendment C170dare material as attached at **Appendix A and B** prior to the lodgement of the authorisation request with the Minister for Planning and/or exhibition period |   |
| Council Resolution | **Minute No.** **20-106** |
| **Moved:                    Cr. T McCarthy****Seconded:        Cr. G Greco****That** Council:(1)          Requests the Minister for Planning authorise the preparation and exhibition of Amendment C170dare to the Darebin Planning Scheme, pursuant to section 8A of the *Planning and Environment Act* 1987 (**Appendix A and B).**(2)          When authorised by the Minister for Planning, exhibit Amendment C170dare to the Darebin Planning Scheme in accordance with notice requirements under section 19 of the *Planning and Environment Act* 1987(3)          Seeks community and stakeholder feedback as part of the exhibition period, on the proposed changes to the planning scheme to implement the *Darebin Development Contributions Plan 2019, June 2020 (***Appendix A***)*(4)        Authorise the Manager City Futures to make minor alterations and corrections, where necessary, to the Amendment C170dare material as attached at **Appendix A and B** prior to the lodgement of the authorisation request with the Minister for Planning and/or exhibition period**CarrieD UNANIMOUSLY** |   |