

Frequently Asked Questions

What is a Municipal Development Contribution Plan?

The Municipal Development Contributions Plan (DCP) establishes a fair and equitable mechanism to collect and direct funding towards development and community infrastructure for the growing Brimbank community. This ensures that new development contributes to the cost of providing new infrastructure and that costs are apportioned according to share of usage of the required infrastructure.

The Municipal DCP levy was introduced into the Brimbank Planning Scheme on 25 January 2018. There are two parts to the Municipal DCP levy:

1. The Development Infrastructure (DI) Levy contributes to funding infrastructure including:
 - Roads
 - Footpaths
 - Shared paths
 - Bicycle paths
 - Streetscape works
 - Sporting ground upgrades; and
 - Playground upgrades.
2. The Community Infrastructure (CI) Levy contributes to funding infrastructure including:
 - Community centre upgrades
 - Leisure centre upgrades; and
 - Reserve upgrades.

Both levies are paid to Council, who is responsible for providing the new infrastructure.

What area does the Municipal DCP apply to?

The Municipal DCP applies to all new development within the City of Brimbank apart from the Sunshine Town Centre which is already subject to a separate Development Contributions Plan.

The Municipal DCP area is divided into 19 separate charging areas (see map and tables in this document).

When does the levy apply?

The levy applies to all new development and includes the construction of an additional dwelling or building, and/or an extension to an existing retail building, commercial building or industrial building, unless specifically exempt from the DCP (see next section of this FAQ sheet).

The DI Levy applies to all leviable development, whilst the CI Levy applies only to residential development.

What type of development is exempt from the levy?

No land or development is exempt from the DCP unless exempt by Legislation or Ministerial Direction or Legal Agreement with Council or stated below.

The following developments are exempt from the development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016;
- 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 Plan 11 October 2016;
- Renovations or alterations to an existing dwelling;
- Demolition of a dwelling followed by construction of a replacement dwelling on the same land.
- Outbuildings normal to an existing dwelling and fences; and
- Reinstatement of a building which has been unintentionally damaged or destroyed provided that it is for a building other than a dwelling; the exemption relates only to the extent that the floor area of the new building is not greater than the damaged or destroyed building.

How is the levy calculated?

The levy amount is based on the proposed increase in the number of dwellings on a site (for residential land) or increased gross commercial, retail or industrial floor area.

Development contribution amounts are adjusted annually on 1 July each year to reflect inflation by applying the Consumer Price Index (CPI).

How will I know what to pay?

To get an idea of how much you have to pay:

To get an idea of how much you have to pay:

Use the calculator provided on our website to view an approximate levy amount. You just have to answer a few questions specific to your development. You will also need to know what area you fall into (based on a suburb or group of suburbs), so please refer to the map attached to this document. To access the online calculator visit www.brimbank.vic.gov.au/building-and-planning/development-contributions-plan.

If you just want to pay the levy:

Use the online form 'Request a Development Contribution Plan Levy Invoice'. Please ensure that the person who fills in the online form is the person who is paying the levy, as the invoice will be addressed to them.

Council's DCP Officer will then process the request and generate the invoice which will be sent via email to the person who requested it. To request an invoice visit www.brimbank.vic.gov.au/building-and-planning/municipal-development-contributions-plan/development-contributions-plan-levy

If you are still unsure of any of the above, email Council's Development Contributions Officer at DCPOfficer@brimbank.vic.gov.au or phone Council on **9249 4000**.

When do I need to pay the levy?

Payment of the DI Levy will be required at the following two permit stages:

1. At the planning permit stage (where there is no subdivision) - Payment of the DI Levy is to be made prior to the issue of a building permit.
2. At the subdivision stage - Payment of the DI Levy is to be made prior to the issue of a statement of compliance for the approved subdivision.

Payment of the CI Levy is made at the building permit stage, no later than the date of issue of a building permit under the *Building Act 1993*.

Does the levy impact planning and building permits issued prior to 25 January 2018?

If you were issued with a planning permit for development, a subdivision permit and a building permit for a development prior to 25 January 2018, then you are not required to pay the levy.

If you had an existing planning permit for a development that was issued prior to 25 January 2018, and a building permit had not been issued for that development prior to 25 January 2018, then you are required to pay the CI Levy component of the DCP (for residential developments only) and the DI Levy component prior to the building permit being issued.

Where a statement of compliance for a subdivision had not been issued before 25 January 2018, the DI Levy will be required to be paid prior to the statement of compliance being issued (unless the DI Levy had already been paid for the development).

Where can I go for more information?

Visit the Brimbank City Council website for more information about the Municipal DCP at www.brimbank.vic.gov.au/building-and-planning/development-contributions-plan

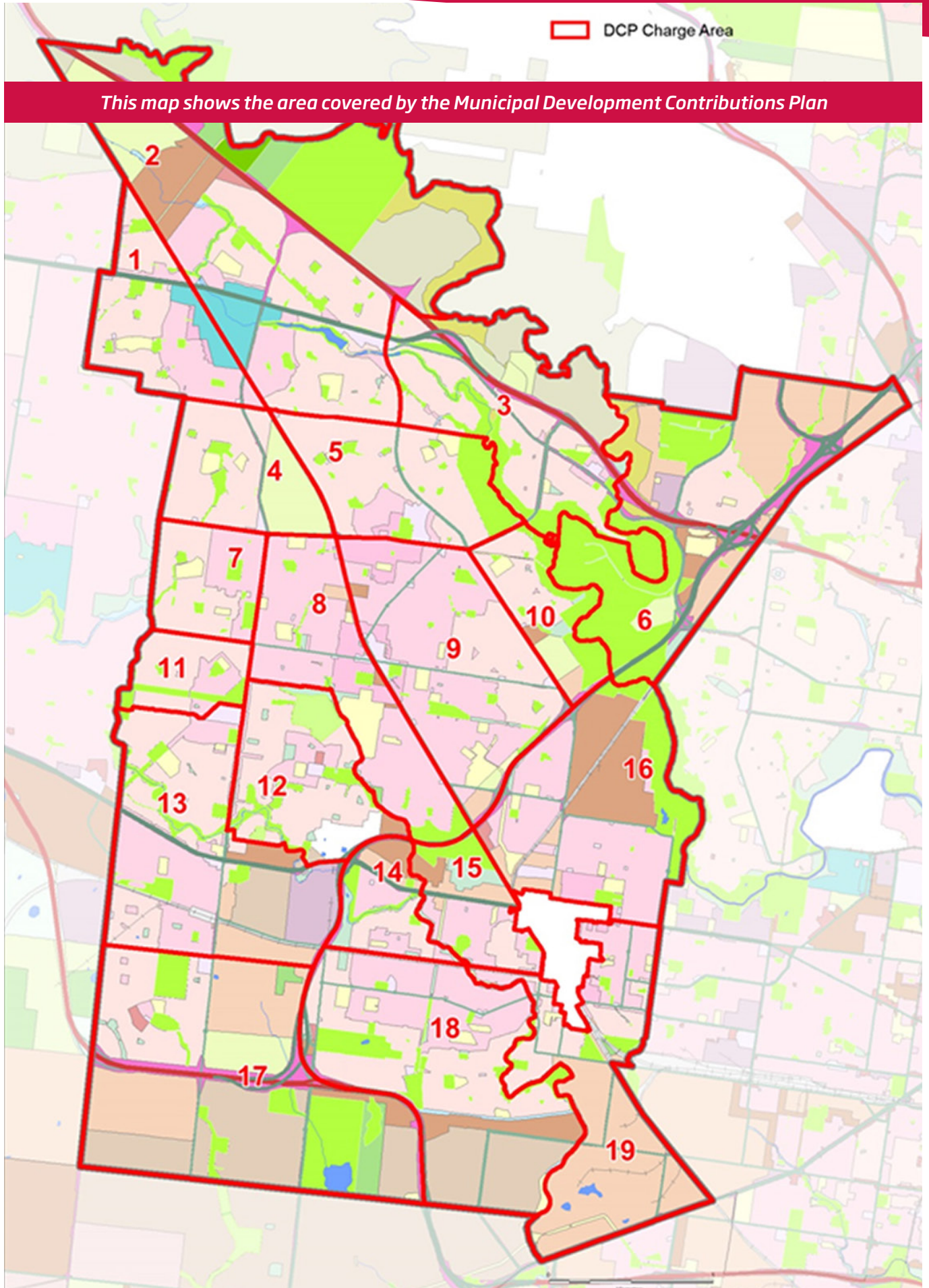
Contact our Development Contributions Officer at DCPOfficer@brimbank.vic.gov.au or phone on **9249 4000**.



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Local call costs apply



Use **Brimby**, the online virtual assistant
brimbank.vic.gov.au



The following tables are the summary of contributions covered by the Municipal Development Contributions Plan

Table 1 - Rate effective 1/8/2023

LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT

Charge Area Number and Name		Development Infrastructure Per Dwelling	Community Infrastructure Per Dwelling	All Infrastructure Per Dwelling
Area 01	Sydenham - Hillside	\$221.69	\$842.35	\$1,064.04
Area 02	Taylors Lakes (West) & District	\$207.37	\$842.35	\$1,049.72
Area 03	Keilor - Taylors Lakes (East)	\$145.50	\$832.44	\$977.94
Area 04	Delahey	\$305.99	\$1,008.06	\$1,314.05
Area 05	Keilor Downs	\$245.26	\$988.32	\$1,233.58
Area 06	Keilor Park & District	\$111.08	\$832.44	\$943.52
Area 07	Kings Park	\$205.26	\$1,008.06	\$1,213.32
Area 08	St Albans (West)	\$633.65	\$1,273.80	\$1,907.45
Area 09	St Albans (East)	\$594.65	\$1,254.06	\$1,848.71
Area 10	Kealba	\$185.07	\$988.32	\$1,173.39
Area 11	Albanvale	\$509.91	\$1,008.06	\$1,517.97
Area 12	Cairnlea	\$543.99	\$1,086.10	\$1,630.09
Area 13	Deer Park	\$663.87	\$1,107.82	\$1,771.69
Area 14	Ardeer	\$305.77	\$786.82	\$1,092.59
Area 15	Albion	\$279.33	\$786.82	\$1,066.15
Area 16	Sunshine North	\$262.64	\$762.13	\$1,024.77
Area 17	Derrimut	\$155.77	\$832.44	\$988.21
Area 18	Sunshine West	\$434.76	\$860.14	\$1,294.90
Area 19	Sunshine (incl Brooklyn Industrial Area)	\$409.90	\$860.14	\$1,270.04

Table 2 – Rate effective 1/8/2023

LEVIES PAYABLE BY RETAIL DEVELOPMENT

Charge Area Number and Name		Development Infrastructure Per Square Metre (SQM) of Floorspace	Community Infrastructure Per Square Metre (SQM) of Floorspace	All Infrastructure Per Square Metre (SQM) of Floorspace
Area 01	Sydenham – Hillside	\$6.43	-	\$6.43
Area 02	Taylors Lakes (West) & District	\$5.37	-	\$5.37
Area 03	Keilor – Taylors Lakes (East)	\$2.65	-	\$2.65
Area 04	Delahey	\$6.16	-	\$6.16
Area 05	Keilor Downs	\$4.21	-	\$4.21
Area 06	Keilor Park & District	\$2.10	-	\$2.10
Area 07	Kings Park	\$2.28	-	\$2.28
Area 08	St Albans (West)	\$5.83	-	\$5.83
Area 09	St Albans (East)	\$5.73	-	\$5.73
Area 10	Kealba	\$3.22	-	\$3.22
Area 11	Albanvale	\$6.96	-	\$6.96
Area 12	Cairnlea	\$5.21	-	\$5.21
Area 13	Deer Park	\$7.31	-	\$7.31
Area 14	Ardeer	\$2.33	-	\$2.33
Area 15	Albion	\$2.18	-	\$2.18
Area 16	Sunshine North	\$5.66	-	\$5.66
Area 17	Derrimut	\$2.25	-	\$2.25
Area 18	Sunshine West	\$4.79	-	\$4.79
Area 19	Sunshine (incl Brooklyn Industrial Area)	\$4.72	-	\$4.72

Table 3 - Rate effective 1/8/2023

LEVIES PAYABLE BY COMMERCIAL DEVELOPMENT

Charge Area Number and Name		Development Infrastructure Per Square Metre (SQM) of Floorspace	Community Infrastructure Per Square Metre (SQM) of Floorspace	All Infrastructure Per Square Metre (SQM) of Floorspace
Area 01	Sydenham - Hillside	\$2.37	-	\$2.37
Area 02	Taylors Lakes (West) & District	\$2.35	-	\$2.35
Area 03	Keilor - Taylors Lakes (East)	\$2.31	-	\$2.31
Area 04	Delahey	\$4.44	-	\$4.44
Area 05	Keilor Downs	\$3.57	-	\$3.57
Area 06	Keilor Park & District	\$1.65	-	\$1.65
Area 07	Kings Park	\$3.21	-	\$3.21
Area 08	St Albans (West)	\$6.50	-	\$6.50
Area 09	St Albans (East)	\$5.96	-	\$5.96
Area 10	Kealba	\$3.08	-	\$3.08
Area 11	Albanvale	\$9.13	-	\$9.13
Area 12	Cairnlea	\$6.71	-	\$6.71
Area 13	Deer Park	\$9.61	-	\$9.61
Area 14	Ardeer	\$2.78	-	\$2.78
Area 15	Albion	\$2.18	-	\$2.18
Area 16	Sunshine North	\$4.46	-	\$4.46
Area 17	Derrimut	\$3.06	-	\$3.06
Area 18	Sunshine West	\$5.46	-	\$5.46
Area 19	Sunshine (incl Brooklyn Industrial Area)	\$4.90	-	\$4.90

Table 4 - Rate effective 1/8/2023

LEVIES PAYABLE BY INDUSTRIAL DEVELOPMENT

Charge Area Number and Name		Development Infrastructure Per Square Metre (SQM) of Floorspace	Community Infrastructure Per Square Metre (SQM) of Floorspace	All Infrastructure Per Square Metre (SQM) of Floorspace
Area 01	Sydenham - Hillside	\$0.57	-	\$0.57
Area 02	Taylors Lakes (West) & District	\$0.49	-	\$0.49
Area 03	Keilor - Taylors Lakes (East)	\$0.29	-	\$0.29
Area 04	Delahey	\$0.66	-	\$0.66
Area 05	Keilor Downs	\$0.47	-	\$0.47
Area 06	Keilor Park & District	\$0.23	-	\$0.23
Area 07	Kings Park	\$0.32	-	\$0.32
Area 08	St Albans (West)	\$0.74	-	\$0.74
Area 09	St Albans (East)	\$0.71	-	\$0.71
Area 10	Kealba	\$0.37	-	\$0.37
Area 11	Albanvale	\$0.95	-	\$0.95
Area 12	Cairnlea	\$0.71	-	\$0.71
Area 13	Deer Park	\$1.00	-	\$1.00
Area 14	Ardeer	\$0.29	-	\$0.29
Area 15	Albion	\$0.26	-	\$0.26
Area 16	Sunshine North	\$0.62	-	\$0.62
Area 17	Derrimut	\$0.30	-	\$0.30
Area 18	Sunshine West	\$0.61	-	\$0.61
Area 19	Sunshine (incl Brooklyn Industrial Area)	\$0.59	-	\$0.59