

Frequently Asked Questions

What is a Development Contributions Plan (DCP)?

A DCP establishes a fair and equitable mechanism to collect funds from new development and direct it to specific infrastructure projects that service the growing Brimbank community.

It ensures that new development contributes to the cost of providing new infrastructure and that costs are based on share of use.

What is the implementation and approval process for the draft DCP 2022?

The draft DCP 2022 has been endorsed by Council for consultation. Implementation of the draft DCP 2022 requires an amendment to the Brimbank Planning Scheme. Draft Brimbank Planning Scheme Amendment C214 (Amendment C214) has been prepared and is on statutory exhibition during this consultation period.

Following consultation, a report to Council will be prepared which outlines matters raised in submissions and provides recommendations to Council for its next steps.

For further information regarding Amendment C214 or to make a submission visit yoursay.brimbank.vic.gov.au

How much money would the draft DCP 2022 collect?

The draft DCP 2022 is estimated to collect approximately \$7.8 million, roughly 10% of the total cost of the 48 new infrastructure projects Council is committing to deliver should the draft DCP 2022 and Amendment C214 be approved.

Where will the remaining funds come from?

Council will fund the remainder of the \$76 million through its capital works program and/or government grants.

In accordance with the Brimbank Public Open Space Contributions Policy, no funds collected through that mechanism will be used to cross subsidise any DCP project.

brimbank.vic.gov.au/plans-policies-and-strategies/policies/brimbank-public-open-space-contributions-policy

Where would draft DCP 2022 apply?

Like the existing Municipal Development Contributions Plan 2016 (DCP 2016) it is proposed to apply to the whole municipality with the exception of the Sunshine Town Centre, which is subject to its own place specific DCP - the Sunshine Town Centre Development Contributions Plan 2014.

The same charge areas used in DCP 2016 have been adopted for the draft DCP 2022 for consistency and ease of use (see map of charge areas provided on page 4).

Why is Council proposing a second municipal DCP?

The existing levy collects funds to contribute towards a number of specific infrastructure projects such as road resurfacing, drainage and open space improvements.

The draft DCP 2022 has been developed to collect funds to contribute towards a range of additional community facilities and associated infrastructure projects such as sporting pavilions, library upgrades and new community centres.

Strategic work underpinning the need, location and cost of these community facility projects was not available at the time the first municipal DCP was developed in 2016.

Would the draft DCP 2022 apply in addition to the existing DCP 2016?

Yes. There is no crossover between the projects included in the DCP 2016 and the projects included in the draft DCP 2022, therefore, the new levy would apply in addition to the existing DCP 2016. However, unlike the DCP 2016 it would only apply to new residential development.

Why would the draft DCP 2022 only apply to residential development?

Generally speaking, the projects to be funded by the draft DCP 2022 are considered to be community facilities (i.e. existing and future residents will be the primary users).

In accordance with the 'nexus' principal (i.e. user pays), it is proposed that the draft DCP 2022 apply to new residential development only.

Why are some projects classed as 'Development Infrastructure' and others 'Community Infrastructure'?

The projects included in the draft DCP 2022 are generally considered to be community facilities and associated infrastructure. However, in accordance with State government requirements, some types of community facilities and associated works are classed as 'Development Infrastructure' for the purposes of calculating and applying a DCP levy.

A Development Infrastructure Levy (DIL) may be charged against all development types while a Community Infrastructure Levy (CIL) can only be levied against residential development. For the purposes of the draft DCP 2022 both DIL and CIL are proposed to only apply to residential development.

See more information on the preparation of DCPs here:

 planning.vic.gov.au/policy-and-strategy/infrastructure-contributions

What is the 'cap' on CIL and has it been applied to the draft DCP 2022?

The State government applies a cap (limit) to the amount of CIL that can be charged. This cap is mandatory across all DCPs that apply to a site. CIL was capped at \$1,253 for the 2022-23 financial year, however, this amount is subject to annual indexation in accordance with the Producer Price Index (PPI).

The draft DCP 2022 has adjusted levies down (where necessary) to account for CIL payable under the existing DCP 2016. This ensures the total amount of CIL payable would not exceed the cap.

When would draft DCP 2022 apply from?

If approved, the levies proposed under the draft DCP 2022 would apply from the date that approval of Amendment C214 is published in the Victorian Government Gazette.

What type of development is exempt from the levy?

Building and works that do not result in new additional dwellings such as renovations, alterations or extensions to an existing dwelling are exempt.

Social Housing built by or on behalf of the Department of Families, Fairness and Housing is also exempt.

For a complete list of exemptions please refer to the draft Amendment C214 Development Contributions Plan Overlay, Schedule 2 or seek advice from Council.

How will I know what to pay?

A DCP calculator is available on Council's website here:

 brimbank.vic.gov.au/building-and-planning/municipal-development-contributions-plan/development-contributions-plan-levy

This can be used to obtain an estimate of the amount currently payable.

If the draft DCP 2022 and draft Amendment C214 are approved, this calculator will be updated to reflect the combined total of levies payable under the existing municipal DCP 2016 and DCP 2022.

All levies are adjusted at the beginning of each new financial year to reflect inflation by applying the Consumer Price Index (CPI) to DIL and the PPI to CIL.



The figures produced by the online calculator are reflective of these increases and so may differ from the amount presented in the approved Development Contributions Plan Overlay Schedule.

If in doubt contact Council's Development Contributions Plan Officer on  **9249 4964**.

Where can I go for more information?

The Brimbank City Council Your Say website has more information about the Draft DCP 2022 and the planning scheme amendment process:

 yoursay.brimbank.vic.gov.au

If you would like to speak to someone about the draft DCP 2022 or draft Planning Scheme Amendment C214, please contact a strategic planning officer on  **(03) 9249 4000** or  StrategicPlanning@brimbank.vic.gov.au



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virtual assistant
brimbank.vic.gov.au



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Local call costs apply

Brimbank Draft DCP 2022

| Area | | Levies payable by residential development | | |
|-----------------------------|---------------------------------|---|-------------------------------------|---------------------------|
| | | Development Infrastructure Levy (DIL) | Community Infrastructure Levy (CIL) | All Infrastructure Levies |
| Charge area number and name | | Per Dwelling | Per Dwelling | Per Dwelling |
| Area 01 | Sydenham - Hillside | \$256 | \$272 | \$528 |
| Area 02 | Taylors Lakes (West) & District | \$256 | \$272 | \$528 |
| Area 03 | Keilor - Taylors Lakes (East) | \$256 | \$272 | \$528 |
| Area 04 | Delahey | \$256 | \$246 | \$502 |
| Area 05 | Keilor Downs | \$256 | \$266 | \$522 |
| Area 06 | Keilor Park & District | \$256 | \$422 | \$678 |
| Area 07 | Kings Park | \$533 | \$246 | \$780 |
| Area 08 | St Albans (West) | \$533 | \$0 | \$533 |
| Area 09 | St Albans (East) | \$533 | \$1 | \$534 |
| Area 10 | Kealba | \$533 | \$266 | \$799 |
| Area 11 | Albanvale | \$277 | \$246 | \$523 |
| Area 12 | Cairnlea | \$277 | \$147 | \$424 |
| Area 13 | Deer Park | \$277 | \$147 | \$424 |
| Area 14 | Ardeer | \$386 | \$157 | \$543 |
| Area 15 | Albion | \$386 | \$157 | \$543 |
| Area 16 | Sunshine North | \$386 | \$157 | \$543 |
| Area 17 | Derrimut | \$277 | \$331 | \$608 |
| Area 18 | Sunshine West | \$386 | \$157 | \$543 |
| Area 19 | Sunshine | \$386 | \$157 | \$543 |

Levies are adjusted annually to reflect inflation by applying CPI to DIL and PPI and CIL.

For the current cap applied to CIL please refer to the DTP website at: www.planning.vic.gov.au/guides-and-resources/legislation-regulation-and-fees/infrastructure-contributions

