

Proposed Development Contribution Plan

Banyule Council is proposing to introduce a Development Contribution Plan into the Banyule Planning Scheme via Amendment C115, which is now available for public comment.

What is a Development Contribution Plan?

A Development Contribution Plan is a levy on developers who, through the levy, are contributing to providing essential community infrastructure to help cater for the increase in residents that developments bring. The levy is paid to Council, which is responsible for providing new infrastructure, such as roads, parks and playgrounds and other community facilities.

Development contributions such as this are common throughout Australia and a Development Contribution Plan sets out the reason behind the levy, how it is calculated, and what it funds.

Residents and landowners who are not developing their land are not affected by the Development Contribution Plan and associated development levies.

The proposed Banyule Development Contribution Plan 2016-17 is available at [Shaping Banyule](#) and on the Victorian Government's planning website.

Is there more than one levy?

Yes, the Plan comprises the Development Infrastructure Levy and the Community Infrastructure Levy, with each levy funding different types of community infrastructure:

- The **Development Infrastructure Levy** helps fund basic infrastructure, such as roads, paths and drains.
- The **Community Infrastructure Levy** helps fund community facilities, such as neighbourhood houses and sports pavilions. Developers pay both levies.

How are the levies calculated?

The levies are calculated using Victorian Government guidelines, and are calculated using



information from Council's four-year capital projects' budget and projected housing and floor space growth across Banyule. More information is available in the proposed Plan, which is on [Shaping Banyule](#) and on the Victorian Government's [planning website](#).

Can developers pay the levy in any other way?

Yes, developer contributions can be either via a payment or in-kind works and/or land, as long as the outcome meets changing community needs for public works and is agreed by Council.

Does Council make a contribution?

Council funds the majority of infrastructure required by Banyule's community. The levy only provides a portion of Council's total infrastructure cost, and reflects the amount of land being developed.

When does Council provide the infrastructure funded by the levy?

The funds collected will be used within the 20-year life of the Development Contribution Plan and

allocated to appropriate projects as part of Council's four-year capital plans.

Do land developers pay any other levies?

Yes, public open space contributions are also payable when land is being subdivided. These separate contributions are used to help improve public open space across Banyule.

There can be circumstances when other development levies are payable as well. Developers are encouraged to contact Council if they want to clarify what levies are payable.

What is the Banyule Planning Scheme?

The Banyule Planning Scheme sets out the way land can be used and developed in Banyule by zoning land for different uses, for example residential or commercial, and by imposing other planning controls known as overlays. These planning controls can include a Development Contribution Plan overlay.

How is a planning scheme changed?

Changes to a planning scheme, known as a planning scheme amendment, must follow a statutory process. This proposed Planning Scheme Amendment to include the Development Contribution Plan is known as C115.

Before Council makes a decision, the proposed amendment must be advertised (also known as placing something on public exhibition) so the public can provide written submissions to Council on the proposal. Once Council considers all submissions, including any recommendations by an independent planning panel if one is required, it can choose to adopt the proposal. Council then has to ask the Minister for Planning to approve the Development Contribution Plan going into the Banyule Planning Scheme.

Why do you need to change the planning scheme to include Banyule's Development Contribution Plan?

Legally, it must be included in the Banyule Planning Scheme so that the levies associated with planning permits, subdivisions and building permits can be collected.

Are any developments exempt from levies?

Yes, there are various exemptions, including:

- Land developed for non-government schools.

- Land developed for housing projects by or for the Department of Health and Human Services.
- Cohousing developments meeting minimum requirements as defined by Council.
- Renovations or alterations to an existing dwelling.
- A replacement dwelling for one that has been demolished, or unintentionally damaged or destroyed.
- Normal outbuildings or fences associated with an existing dwelling.
- Minor changes to pre-existing non-residential developments, where there is less than a 50 square metre net change.
- Land which has an existing Section 173 Agreement or Deed of Agreement requiring payment of a levy or construction of community and/or physical infrastructure.

How is a levy different to council rates?

Development contributions are very different to council rates. They are one off payments by developers as a contribution towards new or

upgraded infrastructure which supports a community that is growing because of developments. Levies collected must be spent on the infrastructure projects they are associated with.

How did Council prepare this Development Contribution Plan?

The Victorian Government provides ministerial directions, practice notes and guidelines for preparing Development Contribution Plans, which Council followed, as well as involving an expert, who had prepared many of these plans for other councils. Once in draft format, another development plan expert provided a peer review.

Where do I go to find out more?

More information about Development Contribution Plans, as well as information on Banyule's C115 Planning Scheme Amendment, is available on the Victorian Government's [planning website](#). There is also more information on [Shaping Banyule](#).

Council's Strategic Planning Unit can also be contacted on 9490 4222 during office hours. When speaking to one of our planning team, let them know you want to discuss the C115 for Banyule's Development Contribution Plan.

Development levies contribute to providing essential community infrastructure to help cater for the increase in residents that developments bring.