

# **Merri-bek Planning Scheme**

## **Amendment C236mbek**

### **Explanatory Report**

#### **Overview**

The amendment proposes to introduce Council's new municipal-wide *Development Contributions Plan* (Hill PDA, March 2026) (DCP 2.0) into the Merri-bek Planning Scheme. It seeks to do this by applying the Development Contributions Plan Overlay Schedule 2 (DCPO2) to all land in the municipality.

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Merri-bek City Council website at [merri-bek.vic.gov.au/amendment-c236mbek](http://merri-bek.vic.gov.au/amendment-c236mbek).

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### **Submissions**

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by Wednesday 17 June 2026.

A submission must be sent to:

Strategic Planning Unit  
Submission to Amendment C236mbek  
Merri-bek City Council  
Locked Bag 10  
Brunswick VIC 3056

Or via email to [strategicplanning@merri-bek.vic.gov.au](mailto:strategicplanning@merri-bek.vic.gov.au)

#### **Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: week of 14 September 2026 (tentative)
- Panel hearing: week of 12 October 2026 (tentative)

## Details of the amendment

### Who is the planning authority?

This amendment has been prepared by the Merri-bek City Council, which is the planning authority for this amendment.

### Land affected by the amendment

The amendment applies to all land in Merri-bek and affects all new residential, commercial, and industrial developments within the municipality. A map of the land affected by the amendment is provided at Attachment 1 to this Explanatory Report.

Non-government schools and certain types of developments (renovations, alterations, demolition, and construction of a replacement building, outbuildings, reinstatement of a damaged building) are exempt from the requirement to pay development contributions, as described in Schedule 2 to the Development Contributions Plan (DCPO2) in the Merri-bek Planning Scheme.

### What the amendment does

The amendment proposes to introduce the municipal-wide *Merri-bek Development Contributions Plan* (Hill PDA, March 2026) into the Merri-bek Planning Scheme by applying the Development Contributions Plan Overlay Schedule 2 (DCPO2) to all land in the municipality.

Specifically, the amendment proposes to:

#### ***Planning Scheme Maps***

1. Amend Planning Scheme Map Nos. 1(DCPO2), 2(DCPO2), 3(DCPO2), 4(DCPO2), 5(DCPO2), 6(DCPO2), 7(DCPO2), 8(DCPO2), 9(DCPO2), 10(DCPO2), 11(DCPO2), 12(DCPO2), 13(DCPO2), 14(DCPO2) and 15(DCPO2).

#### ***Planning Scheme Ordinance***

2. Insert a new Schedule 2 to Clause 45.06 (Development Contributions Plan) into the Merri-bek Planning Scheme.
3. Amends the Schedule to Clause 72.04 (Incorporated Documents) to incorporate the *Merri-bek Development Contributions Plan*, (Hill PDA, March 2026).

## Strategic assessment of the amendment

### Why is the amendment required?

In 2015, Council adopted the *Moreland Development Contributions Plan 2015* (DCP 1.0) as a formal, lawful, and equitable way to collect contributions from new development toward the necessary infrastructure for a growing population.

The date by which Council can collect levies under DCP 1.0 has expired, therefore Council has prepared a new municipal-wide DCP, the *Merri-bek Development Contributions Plan*

(Hill PDA, March 2026) (DCP 2.0) to enable the collection of a levy to support new and upgraded infrastructure needs as a consequence of the anticipated population and non-residential growth over the next 15 years. This new DCP 2.0 includes capital infrastructure projects aimed at improving Council's roads, public realm, drainage, and community facilities with overall project costs and estimated DCP 2.0 income outlined in Table 1.

<b>Table 1 - DCP Summary of costs</b>					
Facility Type	Facility Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Community Facility	CFCI	\$58,570,000	2026-2046	\$8,632,641	15%
Community Facility	CFDI	\$9,043,600	2026-2046	\$1,585,837	18%
Path	PADI	\$2,020,000	2026-2046	\$412,472	21%
Road	RDDI	\$83,415,503	2026-2046	\$12,838,081	15%
Drainage	RDDI	\$2,561,000	2026-2046	\$483,334	19%
<b>Total</b>		<b>\$155,590,103</b>		<b>\$23,952,366</b>	<b>15%</b>

DCP 2.0 establishes an obligation on Council to collect levies in line with specified rates in the Merri-bek Planning Scheme, deliver the infrastructure projects listed in the incorporated document, and spend the collected levies on these projects.

The proposed DCPO2 will apply levies based on the location, type and scale of development, as outlined in Table 2, ensuring a fair contribution that reflects each development's impact and the local infrastructure needs.

<b>Table 2 – Summary of contributions</b>				
<b>Area</b>		<b>Proposed levies</b>		
<b>Charge area number &amp; name</b>		<b>Residential levy (per dwelling)</b>	<b>Commercial levy (per sqm of gross floor space)</b>	<b>Industrial levy (per sqm of gross floor space)</b>
Area 01	Brunswick East/North Fitzroy	\$546	\$6.04	\$6.31
Area 02	Brunswick	\$284	\$2.30	\$2.40
Area 03	Brunswick West	\$348	\$3.21	\$3.35
Area 04	Coburg	\$2,666	\$17.17	\$17.68
Area 05	Pascoe Vale South	\$1,963	\$7.33	\$7.66
Area 06	Coburg North	\$1,838	\$5.54	\$5.79
Area 07	Pascoe Vale	\$2,157	\$6.77	\$7.08
Area 08	Oak Park	\$873	\$12.18	\$12.72
Area 09	Fawkner	\$396	\$4.24	\$4.43
Area 10	Hadfield	\$2,350	\$28.52	\$29.43
Area 11	Glenroy	\$1,211	\$12.39	\$10.82
Area 12	Gowanbrae/Tullamarine	\$719	\$9.99	\$10.43

It will provide certainty for Council, developers, and the broader community about how and

to what extent new residential, retail, commercial, and industrial developer will be levied to ensure the necessary infrastructure is delivered in a timely manner.

The DCP 2.0 will further remove the uncertainty and resource intensity associated with the current case-by-case voluntary negotiations and agreements between Council and a developer.

## **How does the amendment implement the objectives of planning in Victoria?**

The amendment seeks to implement the following objectives set out at Section 3 of the *Planning and Environment Act 1987*, to:

- (a) *to provide for the fair, orderly, economic and sustainable use and development of land;*
- (c) *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- (e) *to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*
- (f) *to balance the present and future interests of all Victorians.*

The amendment seeks to implement these objectives by:

- Providing a formal, lawful and equitable method to collect contributions for the provision of essential social and physical infrastructure.
- Providing certainty as to required development contributions.
- Aiding the provision of necessary social and physical infrastructure throughout the municipality.

## **How does the amendment address any environmental, social and economic effects?**

This amendment is expected to have positive social, economic and environmental benefits by:

- Ensuring the equitable collection and distribution of development contributions throughout the municipality to provide for a significant financial contribution to community infrastructure.
- Enabling Council to provide the timely delivery of infrastructure to support housing growth and the economic development that springs from increased commercial and industrial floorspace in Merri-bek.
- Funding improvements to Council's public realm and drainage infrastructure.

## **Does the amendment address climate change?**

The amendment has considered Ministerial Direction 22 Climate Change Consideration. The requirements of this ministerial direction do not apply as the amendment does not rezone land, enable significant change of use or development, or generate a natural hazard relevant to impacts of climate change.

## **Does the amendment address relevant bushfire risk?**

The amendment does not relate to land that is within a designated bushfire area.

## **Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?**

The amendment is consistent with each of the Ministerial Directions on Development Contribution Plans and Ministerial Reporting Requirements for Development Contribution Plans made under sections 46M and 46Q of the *Planning and Environment Act 1987*. The DCP 2.0 has been developed in accordance with these directions.

The amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*. The content has been drafted in line with this direction.

The amendment has been prepared in accordance with the strategic considerations set out in *Ministerial Direction No. 11 Strategic Assessment of Amendment* made under Section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

All changes to the Merri-bek Planning Scheme are consistent with the following directions and policies of *Plan for Victoria*, including:

- Pillar 2: Accessible Jobs and Services – Enabling you to connect to jobs, education, healthcare, shops, and the services you need to live a productive and prosperous life.

A key direction of this pillar is ensuring communities have access to services and community facilities that are required to lead healthy, productive lives.

The amendment supports this direction by introducing a new developer contributions plan that will help fund infrastructure to support a growing community.

## **How does the amendment support or implement the Planning Policy Framework?**

The amendment proposes to introduce Council's adopted *Merri-bek Development Contributions Plan (March 2026, Hill PDA)* into the Merri-bek Planning Scheme. This aligns with Clause 19 (Infrastructure) of Planning Policy Framework (PPF) by ensuring the provision of social and physical infrastructure in an efficient, equitable, accessible, and timely manner.

Specifically, the amendment aligns with Clause 19.03-1S (Development and infrastructure

contributions plans) of the PPF by ensuring the timely provision of planned infrastructure to the Merri-bek community through the preparation and implementation of a development contribution plan.

### **How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?**

The amendment has also been prepared having regard to the *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 as amended 2007).

### **Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?**

The amendment supports the objectives and strategies of Clause 11.02 (*Managing Growth*) and Clause 16.01-1S (*Housing Supply*). It does this by introducing a new and updated Development Contributions Plan (DCP 2.0) to ensure the continued delivery of required infrastructure that underpins sustainable housing growth.

### **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment will achieve the MPS vision of sustainable neighbourhoods. It proposes to introduce a new development contributions plan into the planning scheme which will enable the collection of levies from new development. This change will help fund community and development infrastructure that is required to support key elements of sustainable and growing neighbourhoods around community facilities.

The amendment is also consistent with Clause 02.03-8 Infrastructure of the MPS. This strategy seeks to optimise access to community infrastructure (e.g., health, education, social, leisure, and cultural facilities), suited to the local community's needs in different locations.

### **How does the amendment balance any competing policy objectives or strategies?**

The amendment balances competing policy objectives by supporting growth and development while ensuring that essential infrastructure is funded in a fair, transparent and proportionate manner.

The Development Contributions Plan applies the nexus principle to ensure that contributions are directly related to the impacts of development, providing certainty to developers while enabling Council to deliver the infrastructure required to support sustainable communities.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victorian Planning Provisions by applying the

Development Contributions Plan Overlay to all land and introducing a Development Contributions Plan into the Merri-bek Planning Scheme to equitably fund community and development infrastructure throughout the municipality.

### **How does the amendment address the views of any relevant agency?**

The views of any relevant agency will be sought as part of the public exhibition of the amendment.

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

There are no particular requirements of the *Transport Integration Act 2010* which are relevant to the amendment.

The DCP project list includes road projects. These road projects have been sourced from Council's Capital Works Program and Council's Condition Based Program. The DCP will collect levies to help fund upgrades to these roads.

### **How does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?**

The amendment does not relate to land that may affect the Yarra River land as set out in Part 3 of the Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017.

## **Resource and administrative costs**

### **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The administration of the DCP will have resourcing implications on several Council Branches and Units, who will oversee the levying of the DCP, receipt of payments and oversight of project delivery. It is expected that resourcing and governance oversight of the DCP will be met through existing resourcing within relevant Branches and Units in a similar way to how the DCP 1.0 has been administered.

# Attachment 1 – Land affected by the Amendment

The proposed DCP 2.0 and DCPO2 will affect all properties in the Merri-bek City Council municipal area, as outlined in red the following map.

