HillPDA CONSULTING

Merri-bek Development Contributions Plan (DCP)

Prepared for Merri-bek City Council

October 2026

Deleted: March 2026

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We acknowledge the Traditional Owners of this land and the Wurundjeri Woi-wurrung people of the local area we represent.

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1.0 INTRODUCTION

1.1 Background

Merri-bek City Council has an ongoing infrastructure provision program. This includes a program to provide new infrastructure, upgrade existing infrastructure and replace infrastructure that has reached the end of its useful life.

The municipality is experiencing infill development, urban renewal in some areas and development in and around activity centres.

Council has previously used a municipal Development Contributions Plan (DCP) to help fund and deliver infrastructure to support new development and the existing community.

The first version of the municipal DCP was implemented in 2015 and reviewed in 2022. The review substituted some of the infrastructure projects and extended the date by which projects must be completed and/or started to 30 June 2026. DCP levy income collection expired on 30 June 2023.

Council has developed this version 2 DCP to take effect from 1 July 2026. This DCP contains a new list of infrastructure projects and levies.

This DCP is planned to operate for 15 years, to 30 June 2041, unless Council decides to end the DCP earlier.

1.2 Development Contributions Plan (DCP)

This DCP is a planning instrument that nominates some of the infrastructure Merri-bek City Council will construct in the DCP Area and establishes associated development contribution levies for that infrastructure, as enabled by the *Planning and Environment Act 1987* and shown in the Merri-bek Planning Scheme as Schedule 1 to the Development Contributions Plan Overlay.

The DCP has been prepared to ensure that the cost of providing the nominated infrastructure is shared between developers and the wider community on a fair and reasonable basis. This DCP has been developed in accordance with relevant legislation, directions and guidelines to:

- Nominate selected infrastructure within Merri-bek, that Council will deliver
- Apportion the cost of the nominated infrastructure over likely users of the infrastructure to the end of the planning horizon, being 2041 in this DCP
- Establish the DCP levies (development contribution) for various development types
- Explain the method of DCP preparation and levy calculation, and
- Document DCP payment and administrative procedures.

1.3 DCP Area and Charge Areas

The DCP Area is the City of Merri-bek as a whole.

Differential DCP levies apply within the DCP Area, for 12 Charge Areas (based on the location, cost and catchment area of infrastructure in relation to development in the areas).

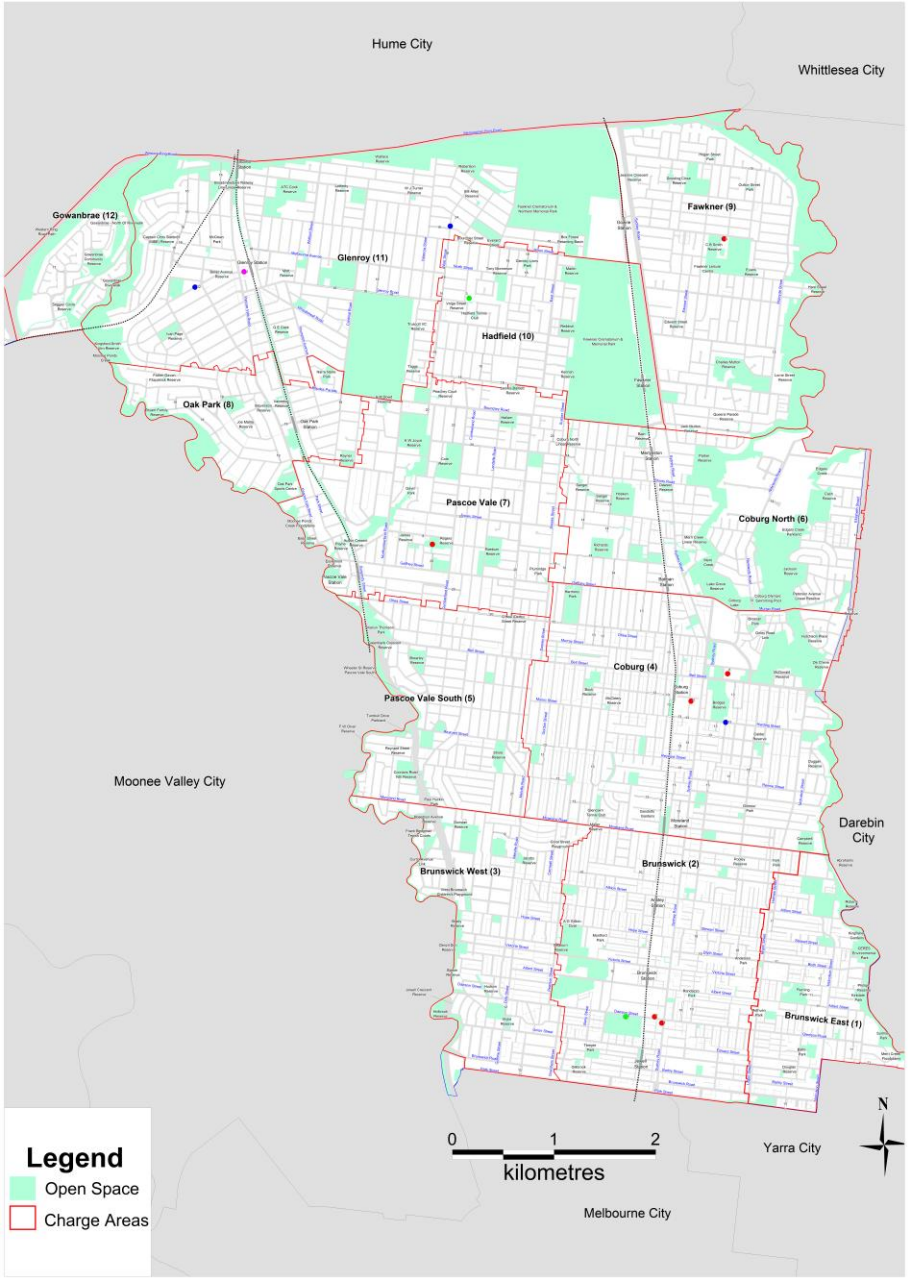
The Charge Areas are shown in Figure 1, and listed as follows:

- Area 1 Brunswick East/North Fitzroy
- Area 2 Brunswick
- Area 3 Brunswick West
- Area 4 Coburg
- Area 5 Pascoe Vale South
- Area 6 Coburg North
- Area 7 Pascoe Vale
- Area 8 Oak Park
- Area 9 Fawkner
- Area 10 Hadfield
- Area 11 Glenroy
- Area 12 Gowanbrae/Tullamarine.

1.4 Acknowledgement

This DCP has been prepared by HillPDA with the assistance of Merri-bek City Council officers. Council officers provided infrastructure project information and cost estimates, information regarding development data and advice regarding DCP project selection and specifications.

Figure 1: Merri-bek DCP Area and Charge Areas



Source: Merri-bek City Council GIS data

2.0 STRATEGIC BASIS

2.1 Legal Basis

Planning and Environment Act 1987

The *Planning and Environment Act 1987*, at Part 3B states the purpose of a Development Contributions Plan for 'levying contributions is for the provisions of works, services and facilities'. The Act sets out the broad structure and requirements for a DCP.

According to the Act, projects are classified as either:

- Development infrastructure (DI), or
- Community infrastructure (CI).

Development infrastructure is defined as infrastructure required for basic community health, safety or wellbeing. This may involve roads, paths, drainage and basic community infrastructure items.

Community infrastructure includes construction of all other buildings or facilities used for community or social purposes. Some community facilities are defined by the relevant Ministerial Direction as development infrastructure and for which a Development Infrastructure Levy may be imposed. This includes facilities such as kindergartens, childcare centres and maternal and child health care facilities.

The Act enables Council to include a condition on a planning permit for:

- Paying DCP levies within a specified time or within a time specified by Council, and
- Entering into an agreement for payment of levies within a time specified by Council.

In circumstances where DCP levies are payable and a planning permit for development is not required, Council can require payment, or enter into an agreement for payment, before the issuing of a building permit.

The Act states the amount of the Community Infrastructure Levy is capped. The cap is $1,450 per dwelling in the 2024-25 financial year. It is indexed pursuant to a statutory formula.

No cap applies to the Development Infrastructure Levy.

Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning, 7 August 2026

The Ministerial Direction has two parts. The first gives direction on the preparation and content of development contributions plans, with a focus on defining Development Infrastructure and Community Infrastructure. This part also addresses matters to do with the operation of a DCP where an Infrastructure Contributions Plan (ICP) also applies.

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The second part sets out the requirements for annual DCP reporting.

Development Contributions Guidelines 2007 (State of Victoria)

The Development Contributions (DCP) Guidelines 2007 provide detailed guidance on the method to prepare a full cost apportionment development contributions plan. The DCP Guidelines 2007 contains the following statement with respect to the role of a development contributions plan:

- "Planning ahead is part of a council's strategic planning and service delivery responsibility. In greenfield areas, provision of new infrastructure to keep pace with urban development will be a priority. In established urban areas, upgrading the existing infrastructure may be necessary because of the redevelopment of existing sites, changing community expectations, changing standards of provision or the need to replace an existing infrastructure that has reached the end of its economic life."

The DCP Guidelines 2007 state that the broad types of projects included in a development contributions plan include:

- "New item of infrastructure.
- An upgrade in the standard of provision of an existing infrastructure item.
- An extension to an existing facility.
- The total replacement of an infrastructure item after it has reached the end of its economic life."

Operational and recurrent expenditure such as maintenance costs for infrastructure cannot be funded by a development contributions plan.

The following lists works, services or facilities that may be funded from a Development Infrastructure Levy (DIL):

- Acquisition of land for roads, public transport corridors, drainage, public open space, and community facilities including (but not limited to) those listed under the last dot point in this list.
- Construction of roads, including the construction of bicycle and foot paths, and traffic management and control devices.
- Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops.
- Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment.
- Drainage works including Water Sensitive Urban Design (WSUD) projects. However, any WSUD project costs in a DCP cannot also form part of a future voluntary offset scheme, which can relate to separate WSUD project costs. Overlaps in project costs must be avoided.

- Buildings and works for or associated with the construction of maternal and child health centres, child care centres, kindergartens or any centre which provides these facilities in combination.

The Community Infrastructure Levy (CIL) can be used for the construction of buildings or facilities used for community or social purposes. Examples include libraries, community halls, aquatic centres and sporting pavilions.

The following lists the costs that can be included in the calculation of levies under a development contributions plan:

- The capital costs of providing the infrastructure projects.
- The cost of financing the infrastructure projects, if provided early in the life of the development contributions plan.
- The design costs associated with the infrastructure projects.
- The cost of preparing and approving the development contributions plan.

The infrastructure need created by the development and the measures to satisfy the need must be adequately identified.

Local Government Act 2020

The *Local Government Act 2020* outlines the role of local government in that a council must endeavour to achieve the best outcomes for the local community by providing equitable and accessible services that are efficiently and effectively managed.

Building Act 1993

The *Building Act 1993* requires building surveyors to ensure any requirement in a planning scheme is met before issuing a building permit. This includes enforcing the payment of a Community Infrastructure Levy and / or a Development Infrastructure Levy to a council under a development contributions plan.

2.2 Policy and Strategy Basis

The policy and strategy basis for planning, development and infrastructure provision in Merri-bek is extensive. A summary is provided in Appendix A. This comprises:

- Planning Scheme and Planning Policy Framework
- Plan for Victoria 2025
- 4-Year Budget 2024-2028 and 2025-2029
- 10-Year Asset Plan 2022/23 to 2031/32 and 2025/26 to 2034/35
- 10-Year Financial Plan 2021/22 to 2030/31 and 2025/26 to 2034/35
- Active Women and Girls in Merri-bek Strategy
- A Job in Merri-bek (2021)
- Aquatic and Leisure Strategy 2018-38
- Art Acquisition and Collection Development 2018-2023

- Asset Management Policy (2019)
- CB Smith Reserve - Sport and Education Facility Management Plan 2017
- Charles Mutton Precinct Plan (2018)
- Climate Risk Strategy (2022)
- Community Infrastructure Plan 2022-2032
- Community Vision (2031)
- Development Contributions Plan Administration Policy (2021)
- Disability Access and Inclusion Plan 2022-2026
- Drainage Improvement Plan (2020)
- Full Frontal - A Strategy for Merri-bek's Young People (2019)
- Housing Capacity Study (2022)
- Integrated Water Management Strategy 2040
- Library Services Strategy (2019)
- Merri-bek Children, Young People and Families Plan 2021-2025
- Merri-bek Council Plan 2021-2025
- Merri-bek Industrial Land Use Strategy 2015-2030
- Moving Around Merri-bek (2024)
- Merri-bek Nature Plan (2020)
- Merri-bek Neighbourhood Centres Strategy (2017)
- Merri-bek Open Space Strategy (2024)
- Merri-bek Urban Heat Island Effect Action Plan 2016/17-2025-26
- Public Health and Wellbeing Act Management Policy (2023)
- Public Lighting Policy (2018)
- Road Management Plan (2021)
- Shopping Strip Renewal Policy (2015)
- Sport and Active Recreation Strategy (2020)
- Urban Forest Strategy 2017-2027.

The policy and strategy basis is used to define the Capital Works Plan and priority infrastructure projects for delivery. It is from this basis the DCP projects were selected by Council.

3.0 DEVELOPMENT CONDITIONS

3.1 Development Categories

The development types identified in this DCP are Residential, Commercial and Industrial land use developments.

Residential refers to a dwelling unit, irrespective of type, such as separate dwelling, townhouse or apartment unit.

Commercial refers to retail, office or other commercial uses and is measured on the basis of square metres of gross floorspace.

Industrial refers to factories, warehouses, depots or other industrial uses and is measured on the basis of square metres of gross floorspace.

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Appendix B of this DCP provides definitions for land uses and development units.

3.2 Development Data

The basis for the development data in this DCP is provided by the following two reports:

- Merri-bek Planning for Population Growth (Quantify Strategic Insight for Merri-bek City Council, June 2024)
- Merri-bek Worker Population Floorspace Forecasts (Quantify Strategic Insight for Merri-bek City Council, August 2024).

Council's property rates database was used to estimate existing conditions.

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For the municipality as a whole, in the period 2026 to 2041, development is expected to change as follows:

- 16,658 additional dwellings
- 352,497 sqm of additional commercial floorspace, and
- 41,775 sqm decline in industrial floorspace.

The development data for this DCP is shown in Tables 1 and 2 below.

Table 1: Development Projections, 2026-2041

Area No.	Area Name	Residential Dwellings		Commercial SQM		Industrial SQM	
		2026	2041	2026	2041	2026	2041
Area 01	Brunswick East/North Fitzroy	8,370	9,441	112,677	156,507	98,599	73,279
Area 02	Brunswick	15,628	20,039	373,942	449,212	386,950	358,450
Area 03	Brunswick West	7,961	8,554	49,512	60,762	14,600	16,280
Area 04	Coburg	12,687	15,697	266,636	311,636	54,477	47,037
Area 05	Pascoe Vale South	4,182	4,594	47,825	63,005	1,097	1,097
Area 06	Coburg North	3,596	3,938	249,591	319,776	507,112	524,392
Area 07	Pascoe Vale	8,016	9,636	60,797	81,662	83,989	82,864
Area 08	Oak Park	3,711	4,402	13,113	22,638	540	540
Area 09	Fawkner	5,533	6,461	95,224	102,934	91,165	91,315
Area 10	Hadfield	2,787	3,458	32,194	37,369	10,406	10,406
Area 11	Glenroy	10,569	13,430	144,826	190,726	45,471	46,971
Area 12	Gowanbrae/Tullamarine	1,214	1,262	3,243	5,850	0	0
Total		**84,254**	**100,912**	**1,449,580**	**1,802,077**	**1,294,406**	**1,252,631**

Source: Merri-bek Planning for Population Growth (Quantify Strategic Insight for Merri-bek City Council, June 2024); Merri-bek Worker Population Floorspace Forecasts (Quantify Strategic Insight for Merri-bek City Council, August 2024)

Table 2: Projected Change in Development, 2026-2041

Area No.	Area Name	Residential Dwellings		Commercial SQM		Industrial SQM	
		Change in DCP Period		Change in DCP Period		Change in DCP Period	
Area 01	Brunswick East/North Fitzroy	1,071	12.8%	43,830	38.9%	-25,320	-25.7%
Area 02	Brunswick	4,411	28.2%	75,270	20.1%	-28,500	-7.4%
Area 03	Brunswick West	593	7.4%	11,250	22.7%	1,680	11.5%
Area 04	Coburg	3,010	23.7%	45,000	16.9%	-7,440	-13.7%
Area 05	Pascoe Vale South	412	9.9%	15,180	31.7%	0	0.0%
Area 06	Coburg North	342	9.5%	70,185	28.1%	17,280	3.4%
Area 07	Pascoe Vale	1,620	20.2%	20,865	34.3%	-1,125	-1.3%
Area 08	Oak Park	691	18.6%	9,525	72.6%	0	0.0%
Area 09	Fawkner	928	16.8%	7,710	8.1%	150	0.2%
Area 10	Hadfield	671	24.1%	5,175	16.1%	0	0.0%
Area 11	Glenroy	2,861	27.1%	45,900	31.7%	1,500	3.3%
Area 12	Gowanbrae/Tullamarine	48	4.0%	2,607	80.4%	0	-
Total		**16,658**	**19.8%**	**352,497**	**24.3%**	**-41,775**	**-3.2%**

Source: Merri-bek Planning for Population Growth (Quantify Strategic Insight for Merri-bek City Council, June 2024); Merri-bek Worker Population Floorspace Forecasts (Quantify Strategic Insight for Merri-bek City Council, August 2024)

3.3 Development and Infrastructure Nexus Principles

This DCP includes infrastructure projects under the following categories: Community Facility, Path, Road and Drainage.

For community facility items, only residential development is included in the cost apportionment and subject to DCP levies. This is because the resident population is assessed as the main user of such infrastructure. For all other infrastructure (i.e. paths, roads and drainage), all development types are deemed users of the infrastructure and are included in cost apportionment and subject to DCP levies.

3.4 Equivalence Ratios and Total Demand Units

In accordance with DCP Guidelines 2007 where more than one land use is deemed to make use of an infrastructure category, it is necessary to convert the land use types into a common demand unit before development contribution calculations are made. This is done by using equivalence ratios.

The common demand unit in this DCP is one dwelling. The ratios to express commercial and industrial development types as one dwelling for path, road and drainage infrastructure projects is shown in Table 3 below.

The commercial ratios are based on data in the DCP Guidelines 2007 and other adopted DCPs for retail and office uses. The industrial ratios are based on data in the DCP Guidelines 2007 and other adopted DCPs.

Table 3: Equivalence Ratios

Infrastructure Type	Residential	Commercial	Industrial
	Dwelling Units	Sqm Gross Floorspace	Sqm Gross Floorspace
Community Facility	1	-	-
Path	1	63	500
Road	1	70	67
Drainage	1	100	200

Source: HillPDA based on DCP Guidelines 2007

DCP levy calculations are based on total demand units at the end of the planning horizon, in this case 2041. The change in demand units data (i.e. 2026 to 2041) is used to estimate possible DCP levy income.

Table 4 below shows total demand units (equivalent dwellings) at 2041, for the municipality as a whole, as follows:

- 100,912 demand units for community facilities
- 132,250 demand units for paths
- 145,352 demand units for roads, and
- 125,196 demand units for drainage.

The applicable demand units used in a project calculation depends on its catchment and infrastructure type.

Table 4: Total Demand Units, 2041

Area No.	Area Name	Community Facility CIL	Community Facility DIL	Path	Road	Drainage
Area 01	Brunswick East/North Fitzroy	9,441	9,441	12,092	12,771	11,372
Area 02	Brunswick	20,039	20,039	27,943	31,806	26,323
Area 03	Brunswick West	8,554	8,554	9,559	9,665	9,243
Area 04	Coburg	15,697	15,697	20,777	20,851	19,049
Area 05	Pascoe Vale South	4,594	4,594	5,604	5,510	5,230
Area 06	Coburg North	3,938	3,938	10,103	16,333	9,758
Area 07	Pascoe Vale	9,636	9,636	11,108	12,039	10,867
Area 08	Oak Park	4,402	4,402	4,765	4,733	4,631
Area 09	Fawkner	6,461	6,461	8,291	9,294	7,947
Area 10	Hadfield	3,458	3,458	4,077	4,147	3,884
Area 11	Glenroy	13,430	13,430	16,576	16,856	15,572
Area 12	Gowanbrae/Tullamarine	1,262	1,262	1,356	1,346	1,321
Total		**100,912**	**100,912**	**132,250**	**145,352**	**125,196**

Source: HillPDA derived from 2041 development data and equivalence ratios shown above

4.0 INFRASTRUCTURE PROJECTS

4.1 DCP Infrastructure

This DCP is a mechanism used to levy new development to contribute towards planned infrastructure nominated for delivery in the DCP area.

In accordance with the P*lanning and Environment Act 1987*, the State Government's DCP Guidelines 2007 and associated Ministerial Directions, the types of projects that are able to be funded through a DCP may include the following:

- A new item of infrastructure
- An upgrade to the standard of provision of an existing infrastructure asset or facility
- An extension to an existing asset or facility, and
- The replacement of an infrastructure item after it has reached the end of its economic life.

To determine infrastructure projects that are included in the DCP, the infrastructure must be used by a broad cross section of the community and serve a neighbourhood sized catchment area or larger area. The types of infrastructure projects that may be included within a DCP must be either:

- Basic to health, safety or well-being of the community, or
- Consistent with the community expectations of what is required to meet its health, safety or well-being.

The DCP infrastructure must be a capital works item (not a recurrent or operational cost item) and must be committed for delivery by Council.

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4.2 Infrastructure Subject to DCP Funding

Within this context, Merri-bek City Council assessed planned infrastructure projects listed from its Capital Works Plan and other planning work in progress, and through a process of review and refinement, selected projects for inclusion in the DCP. The final list selected for the DCP has 24 projects with a cost of $155.6 million. Some of the projects are grouped. This applies to local road works in a suburb that are classified as one line item.

Table 5 below provides a summary of the projects by type. Table 6 lists each project that is included in this DCP. The location of each project is shown in Figure 2.

Table 5: Summary of DCP Projects

Facility Type and Code	Total Cost	Number	Average Cost
Community Facility CFCI	$58,570,000	6	$9,761,667
Community Facility CFDI	$9,043,600	2	$4,521,800
Path PADI	$2,000,000	1	$2,000,000
Road RDDI	$83,415,503	12	$6,951,292
Drainage RDDI	$2,561,000	3	$853,667
Total	**$155,590,103**	**24**	**$6,482,921**

CIL = Community Infrastructure Levy; DIL = Development Infrastructure Levy

Source: Merri-bek infrastructure project list and cost estimates

Table 6: DCP Projects

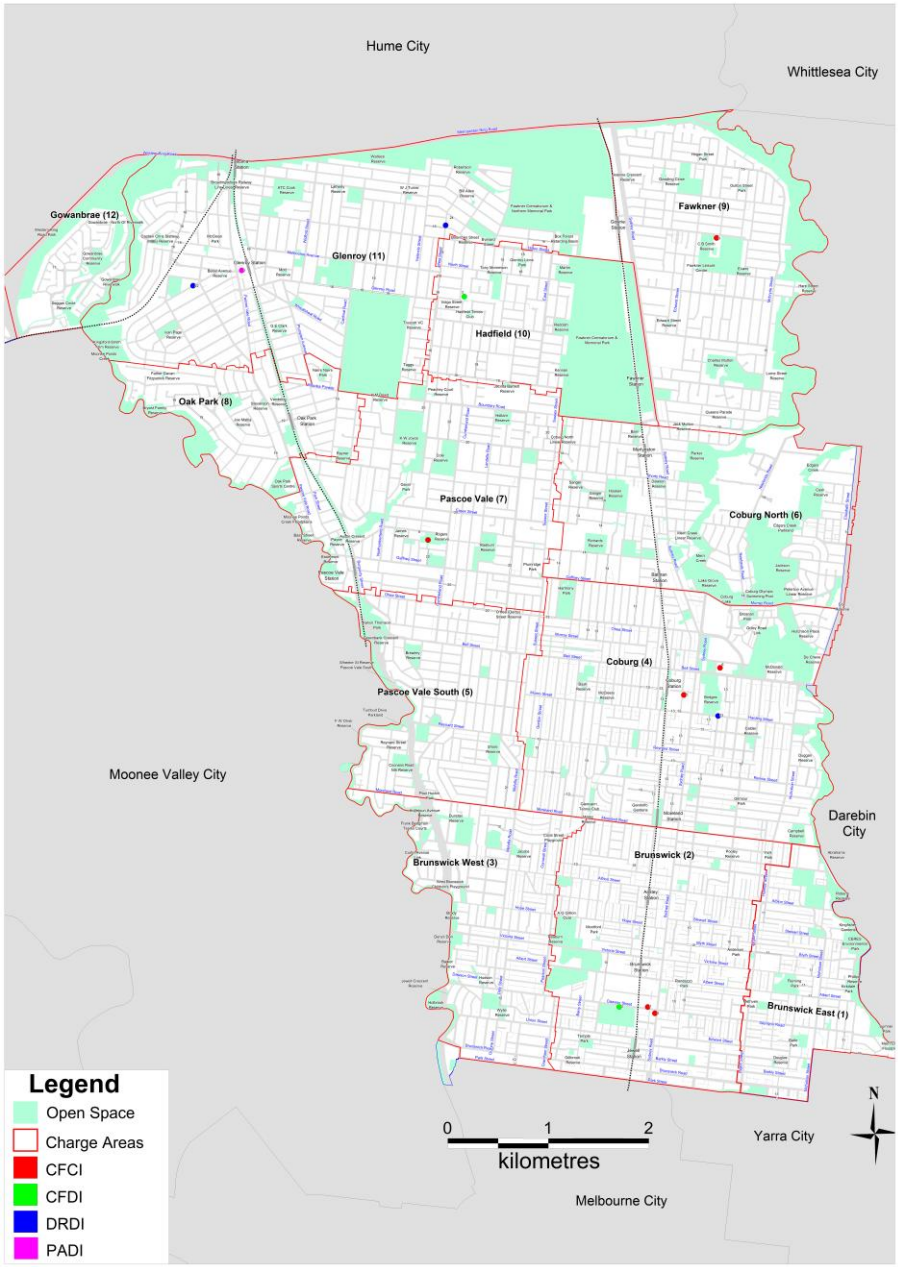
Project Number	Project Category	Project Name	Reference Document	Estimated Cost	Project Type	Main Catchment Area (MCA)
1	Streetscape upgrade	Post Office Place streetscape upgrade	Glenroy Structure Plan 2008, Glenroy Streetscape Masterplan 2012; CAPEX 2024-29; Council Budget 2024-28	$2,000,000	PADI	Area 11
2	Childcare Facility Upgrade	Dawson Street Child Care Co-op	Early Years Infrastructure Plan 2022-2030 Community Infrastructure Plan 2022-2032 Capital Works Program 2027/28 Capital Works Program 2028/29 Council Budget 2024-28	$2,530,000	CFDI	Area 01 Area 02 Area 03
3	Early Years Infrastructure Upgrade	Hadfield Early Years Centre	Capital Works Program 2026/27, Capital Works Program 2027/28, Capital Works Program 2028/29, Council Budget 2024-2028, Early Years Infrastructure Plan 2022-2030, Community Infrastructure Plan 2022-2032, Feasibility Report D18/225390	$6,513,600	CFDI	Area 07 Area 10 Area 11
4	Library Upgrade	Brunswick Library Refresh	Community Infrastructure Plan 2022-2032, Capital Works Program 2027/28, Capital Works Program 2028/29, Capital Works Program 2029/30, Council Budget 2024-2028	$1,750,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05
5	Library Upgrade	Coburg Library Redevelopment	Community Infrastructure Plan 2022-2032, Capital Works Program 2026/27, Capital Works Program 2027/28, Capital Works Program 2028/29, Capital Works Program 2029/2030, Council Budget 2024-2028	$52,000,000	CFCI	Area 04 Area 05 Area 06 Area 07
6	Community Hall Refresh	Community Hall Refresh	Community Infrastructure Plan 2022-2032 Capital Works Program 2026/27 Council Budget 2024-28	$1,980,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12
7	Pool Upgrade	Brunswick Baths Outdoor Pool Re-Tiling	Capital Works Program 2026/27 Council Budget 2024-28	$700,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05
8	Pool Upgrade	Pascoe Vale Outdoor Pool - Painting and Tile Repairs of 3 pools	Capital works Program 2028/29, Capital works program 2029/30, Council Budget 2024-2028	$200,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12
9	Library Upgrade	Fawkner Library Upgrade	Community Infrastructure Plan 2022-2032 Capital Works Program 2026/27; Capital Works Program 2028/29; Council Budget 2024-28	$1,940,000	CFCI	Area 09 Area 10 Area 11

Project Number	Project Category	Project Name	Reference Document	Estimated Cost	Project Type	Main Catchment Area (MCA)
10	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Brunswick	Capital Works, Condition Based Program	$5,384,435	RDDI	Area 02
11	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Brunswick East	Capital Works, Condition Based Program	$5,684,085	RDDI	Area 01
12	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Brunswick West	Capital Works, Condition Based Program	$2,283,765	RDDI	Area 03
13	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Coburg	Capital Works, Condition Based Program	$25,646,275	RDDI	Area 04
14	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Coburg North	Capital Works, Condition Based Program	$6,670,378	RDDI	Area 06
15	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Fawkner	Capital Works, Condition Based Program	$2,904,440	RDDI	Area 09
16	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Glenroy	Capital Works, Condition Based Program	$12,111,886	RDDI	Area 11
17	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Gowanbrae	Capital Works, Condition Based Program	$990,000	RDDI	Area 12
18	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Hadfield	Capital Works, Condition Based Program	$8,507,476	RDDI	Area 10
19	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Oak Park	Capital Works, Condition Based Program	$4,247,320	RDDI	Area 08
20	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Pascoe Vale	Capital Works, Condition Based Program	$6,008,965	RDDI	Area 07
21	Reconstruction	Programmed Roads Reconstruction and Drainage Upgrades, Pascoe Vale South	Capital Works, Condition Based Program	$2,976,479	RDDI	Area 05
22	Drainage upgrades	Drainage, Clovelly Avenue	Capital Works 2026-27 Council Budget 2027-2028	$201,000	DRDI	Area 11
23	Drainage upgrades	Drainage, Sheffield Street to Chambers St to Harding St -	Capital Works 2026-27 Council Budget 2027-2028	$960,000	DRDI	Area 04

Project Number	Project Category	Project Name	Reference Document	Estimated Cost	Project Type	Main Catchment Area (MCA)
		Engeny Hot Spot No. 18				
24	Drainage upgrades	Drainage, West Street (Everard Street to Hilton Street) Engeny Hot Spot No. 41	Capital Works 2026-27 Council Budget 2027-2028	$1,400,000	DRDI	Area 10 Area 11

Source: Merri-bek infrastructure project list and cost estimates

Figure 2: Location of DCP Projects



Source: Merri-bek City Council GIS data and infrastructure project data

5.0 DCP LEVIES

5.1 Infrastructure Funding Principles

The infrastructure nominated for this DCP has been located on a site or within an area and the cost of the infrastructure has been apportioned across the assessed catchment area for each project.

Development within the catchment area that is deemed to be a user of the infrastructure is included in the cost apportionment.

As noted previously, community facility items are related to residential development only whereas all other infrastructure (i.e. paths, roads and drainage) are related to all development types.

A share of the estimated use of the DCP projects can be attributable to development beyond the time horizon of the DCP and outside the DCP Area boundary. In accordance with DCP practice, an allowance for this 'external demand' is included in the cost apportionment calculations. This DCP has made a nominal 5% allowance for external demand for the DCP projects in accordance with DCP practice.

That is, the cost of the DCP infrastructure is allocated as follows:

- Existing development within the DCP area - the share of cost attributed to existing development is paid by Council given there is no means by which to levy such development under a DCP
- External demand allowance - the share of cost that is attributed to external demand is paid by Council on behalf of such users of infrastructure, and
- New development within the DCP Area - will pay its share of the cost of the DCP infrastructure via the planning and / or building permit process.

5.2 DCP Levy Calculation Method

In accordance with the DCP Guidelines 2007, the method to calculate DCP levies is as follows:

- List the infrastructure projects and costs included in the DCP (i.e. 24 projects estimated at $155.6 million)
- Identify the main catchment area for each project (i.e. as shown in Table 6 above)
- Quantify development in each main catchment area (i.e. as shown in Section 3)
- Convert the development into common demand units to quantify the total demand for infrastructure (i.e. as shown in the previous report section)
- Account for external use of projects from beyond the catchment area of a project, or beyond the timeframe of the DCP, by making an external demand allowance (i.e. this DCP uses a nominal 5% allowance for this purpose)

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- Calculate the infrastructure levy payable for each infrastructure project by dividing the cost apportioned to the DCP (after external demand) by the total number of demand units in the main catchment area (see Appendix C for project by project calculations)
- Sum project levies to a total DCP levy by category of Development Infrastructure Levy (DIL) and Community Infrastructure Levy (CIL).

5.3 DCP Levies

The residential levies (per dwelling) are shown in Table 7 below. As required by the *Planning and Environment Act 1987*, the residential levies are shown as Development Infrastructure Levy and Community Infrastructure Levy.

Table 7: Residential Levies (1 July 2024$)

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Brunswick East/North Fitzroy	$486	$60	$546
Area 02	Brunswick	$224	$60	$284
Area 03	Brunswick West	$288	$60	$348
Area 04	Coburg	$1,216	$1,450	$2,666
Area 05	Pascoe Vale South	$513	$1,450	$1,963
Area 06	Coburg North	$388	$1,450	$1,838
Area 07	Pascoe Vale	$707	$1,450	$2,157
Area 08	Oak Park	$852	$21	$873
Area 09	Fawkner	$297	$99	$396
Area 10	Hadfield	$2,250	$99	$2,350
Area 11	Glenroy	$1,111	$99	$1,211
Area 12	Gowanbrae/Tullamarine	$699	$21	$719

Source: HillPDA calculations

The non-residential levies (per square metre of gross floorspace) are shown in Table 8 below. This applies to Commercial Development and Industrial Development. Only the Development Infrastructure Levy applies to the non-residential development types.

Table 8: Non-Residential Levies (1 July 2024$)

AREA		LEVIES PAYABLE BY NON-RESIDENTIAL DEVELOPMENT	
Charge Area Number and Name		Commercial	Industrial
		Per Square Metre (SQM) of Gross Floorspace	Per Square Metre (SQM) of Gross Floorspace
Area 01	Brunswick East/North Fitzroy	$6.04	$6.31
Area 02	Brunswick	$2.30	$2.40
Area 03	Brunswick West	$3.21	$3.35
Area 04	Coburg	$17.17	$17.68
Area 05	Pascoe Vale South	$7.33	$7.66
Area 06	Coburg North	$5.54	$5.79
Area 07	Pascoe Vale	$6.77	$7.08
Area 08	Oak Park	$12.18	$12.72
Area 09	Fawkner	$4.24	$4.43
Area 10	Hadfield	$28.52	$29.43
Area 11	Glenroy	$12.39	$10.82
Area 12	Gowanbrae/Tullamarine	$9.99	$10.43

Source: HillPDA calculations

5.4 Indexation of DCP Levies

The levies are based on costs derived in 2024 and are expressed as 1 July 2024 dollar values. The levies will be adjusted each year to account for inflation.

Where the DCP provides for a Community Infrastructure Levy at the Maximum Dwelling Amount as determined in accordance with section 46L(3) of the *Planning and Environment Act 1987*, it will be adjusted to the Maximum Dwelling Amount each year.

Where the DCP provides for a Community Infrastructure Levy of less than the Maximum Dwelling Amount, that levy will be adjusted annually on the 1st of July each year (or first practical date thereafter) in accordance with the Building Price Index for Melbourne shown in the Rawlinsons Australian Construction Handbook.

Where the DCP provides for a Development Infrastructure Levy, that levy will be adjusted annually on the 1st of July each year (or first practical date thereafter) in accordance with the Building Price Index for Melbourne shown in the Rawlinsons Australian Construction Handbook.

All adjustments will occur and take effect from 1 July in the financial year in which the adjustment is made.

A list showing the current contribution amounts may be viewed at Merri-bek City Council's website or by contacting the planning department.

5.5 Summary of DCP Costs and Collection

Table 9 provides a summary of anticipated future DCP levy collection compared to total DCP cost commitment by Council.

Based on the development data used in this DCP, it is estimated that about $24.0 million (or 15% of the cost commitment) will be recovered by the DCP to 2041.

The estimated funding gap of $131.6 million (or 85%) is based on existing development and the external demand allowance.

Table 9: Summary of Estimated DCP Costs and Levy Collection Data

Facility Type and 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	2026-2041	$8,632,641	15%
Community Facility CFDI	$9,043,600	2026-2041	$1,585,837	18%
Path PADI	$2,000,000	2026-2041	$412,472	21%
Road RDDI	$83,415,503	2026-2041	$12,838,081	15%
Drainage RDDI	$2,561,000	2026-2041	$483,334	19%
Total	**$155,590,103**		**$23,952,366**	**15%**

CIL = Community Infrastructure Levy; DIL = Development Infrastructure Levy

Source: HillPDA calculations

6.0 ADMINISTRATIVE MATTERS

6.1 Collecting Agency and Development Agency

Merri-bek City Council is Collecting Agency for this DCP.

Merri-bek City Council is Development Agency for this DCP.

6.2 Liability for Development Contributions

The main land use development types identified in this DCP are Residential, Commercial and Industrial developments. See Appendix B for definitions.

6.3 Payment of Development Contributions

Method of Payment

Payment of development contributions is to be made in cash.

The Collecting Agency may, at its discretion, accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Basis for Payment

Each net additional demand unit shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling unit or building or an extension to an existing building.

Payment of the Development Infrastructure Levy

Payment of the Development Infrastructure Levy can be made at subdivision stage, planning permit stage or building permit stage.

- Where the planning permit provides for the subdivision of the land the Development Infrastructure Levy must be paid not more than 21 days prior to the issue of a statement of compliance for the approved subdivision or any stage of that subdivision, or
- Where the planning permit does not provide for the subdivision of the land the Development Infrastructure Levy must be paid not more than 21 days prior to the issue of a building permit under the *Building Act 1993*, or
- Where no planning permit is required, the Development Infrastructure Levy must be paid prior to issue of a building permit under the *Building Act 1993*.

Payment of the Community Infrastructure Levy

Payment of the Community Infrastructure Levy is to be made prior to a building permit being issued under the *Building Act 1993*.

Deferral of Payment

The Collecting Agency may, at its discretion, agree for payment of either levy to be deferred to a later date or milestone, subject to the owner of the land to which the levy relates entering into an agreement under section 173 of the *Planning and Environment Act 1987* to pay the levy at the alternative date or milestone.

6.4 DCP Area and Charge Areas

This DCP applies to all new development within the 12 Charge Areas as shown in Figure 1.

6.5 Exemptions

The following development is exempt from the requirement to pay any development contribution under this DCP:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 7 August 2026,
- Land developed for housing by or for the Chief Executive Officer of Homes Victoria, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 7 August 2026,
- A small second dwelling, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 7 August 2026,
- Alterations and additions to an existing dwelling.
- Outbuildings normal to an existing dwelling and fences.
- Demolition of a dwelling followed by construction of a replacement dwelling on the same land. The exemption applies to the number of dwellings demolished and does not apply to any additional dwelling(s).
- Reinstatement of a dwelling which has been unintentionally damaged or destroyed.
- Buildings and facilities developed by the Merri-bek City Council for Council or community use.
- Servicing infrastructure constructed by a utility authority.
- Transport infrastructure constructed by or on behalf of VicTrack or the Head, Transport for Victoria.
- The construction of a building or carrying out of works or a subdivision that does not generate a net increase in demand units.
- Land which is subject to an agreement under section 173 of the *Planning and Environment Act 1987* that makes provision for the payment of infrastructure contributions either in cash or the provision of works services or facilities and which expressly excludes the levying of any further development contributions under an approved development contributions plan.

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6.6 Funds Administration

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the *Local Government Act 2020*. All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

6.7 Funding the Gap

The funds received from DCP contributions will fund part of the cost of delivering infrastructure projects identified in the DCP. Under this DCP, Merri-bek City Council will source funds to cover the balance of the costs required to construct the items of infrastructure through other mechanisms such as Council rates.

6.8 Other Development-Specific Conditions and Contributions

Development proponents may be required to provide other funds or infrastructure contributions in addition to DCP levy payments. This may include conditions to address any other impacts or costs incurred by the community, Council or other infrastructure providers as a result of the specific nature of development. Such conditions will be applied on a case by case basis to specific development projects in addition to relevant DCP levies.

6.9 Relationship to a Future Infrastructure Contributions Plan

This DCP is not intended to fund the provision of infrastructure that services the same need as an item that is to be funded by any future infrastructure contributions plan (ICP), in accordance with the Ministerial Direction on the Preparation and Content of Development Contributions Plan and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning, 7 August 2026.

If an ICP is approved for an area that is affected by this DCP, Merri-bek City Council will ensure that any infrastructure to be funded by the ICP does not service the same need as an item in this DCP.

6.10 Annual Reporting

Merri-bek City Council will provide for regular monitoring and reporting of this DCP in accordance with *Ministerial Direction on the Reporting Requirements for Development Contributions Plans of 7 August 2026*, Appendix D of this DCP shows the template reporting tables in relation to the following directions:

"Requirements

3. A report must be prepared and given to the Minister for Planning, using the Victorian Government's digital platform prior to 31 October each year.

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4. If the collecting agency or development agency is a municipal council, the report must be included in the report of operations contained in the council's annual report prepared under the Local Government Act 1989.

Reporting via Victorian Government's digital platform

5. Any collecting agency is required to lodge and maintain collection data using the Victorian Government's digital platform by 15 July for the preceding 1 January – 30 June reporting period and 15 January for the preceding 1 July – 31 December reporting period. Tables 1, 2 and 3 in the Annexure provide an indicative outline of the data required to be submitted within the platform – detailed requirements are subject to change and specified in the digital platform.

6. Any development agency is required to lodge and maintain expenditure data using the Victorian Government's digital platform by 30 September for the preceding 1 January – 30 June reporting period and 31 March for the preceding 1 July – 31 December reporting period. Tables 1, 2 and 3 in the Annexure provide an indicative outline of the data required to be submitted within the platform – detailed requirements are subject to change and specified in the digital platform."

6.11 DCP Operating Period

This DCP will operate from date of gazettal to 30 June 2041, unless Merri-bek City Council elects to end the DCP earlier than that date. Infrastructure listed in this DCP will be completed by that date.

6.12 DCP Review

The DCP will be reviewed approximately every five years to ensure the general nature of the document is reasonably consistent with estimates of future development and infrastructure project needs and costs, but accepting that future conditions will invariably depart from the future estimates generated for the DCP to some extent.

Should the DCP significantly depart from the future estimates shown in this document, as defined by Merri-bek City Council, Council will consider options to revise the DCP in full or part as deemed necessary.

6.13 DCP Projects Deemed Not Required

Should Council resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of additional works, services and facilities as approved by the Minister responsible for the *Planning and Environment Act 1987*, or will be refunded to owners of land subject to these DCP levies.

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If the collecting agency or development agency is a municipal council, the report must be included in the report of operations contained in the council's annual report prepared under the *Local Government Act*. ¶
A collecting agency must report on: a) any infrastructure levy paid to it under Part 3B of the Act in a financial year in accordance with Table 1 in the Annexure; b) any land, works, services or facilities accepted by it in a financial year in accordance with Table 2 in the Annexure.¶
If a development contributions plan is approved on or after 1 June 2016, a collecting agency must report on the total amount of infrastructure levies paid to it, the total amount of land, works, services or facilities accepted by it, and the total amount of infrastructure levies expended by it under Part 3B of the Act in accordance with Table 3 in the Annexure. ¶
A development agency must report on: a) its use of any land, works, services or facilities accepted as works-in-kind under section 46P of the Act; and b) the expenditure of any infrastructure levy paid to it under Part 3B of the Act; in accordance with Table 4 in the Annexure."¶

APPENDICES

APPENDIX A: POLICY AND STRATEGY

This appendix summarises Merri-bek policy and strategy information. This includes land use and development policies and strategies and infrastructure policy and strategies.

Planning Scheme and Planning Policy Framework

The new Planning Policy Framework (PPF) was introduced into the Victoria Planning Provisions (VPP) and all Victorian planning schemes through the gazettal of amendment VC148 on 31 July 2018. The translation of the Merri-bek Local Planning Policy Framework was approved in 2022.

With respect to development contributions, the Merri-bek Planning Scheme clause 19.03-1S contains the following:

- "Objective
  - To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.
- Strategies
  - Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.
  - Collect development contributions on the basis of approved development and infrastructure contributions plans.
  - Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure."

Plan for Victoria (State Government of Victoria, 2025)

This is a strategic planning document for metropolitan Melbourne, regional cities, towns and rural Victoria.

Plan for Victoria is structured around five policy directions:

- "Housing for all Victorians: delivering sufficient affordable homes for all Victorians
- Accessible jobs and services: making sure you have good access to facilities and good jobs
- Great places, suburbs and towns: creating thriving places that are attractive, safe and welcoming for everyone
- Sustainable environments: preserving the natural values of Victoria and addressing climate change
- Self-determination and caring for Country: underpinning and informing the other pillars."

A focus of Plan for Victoria is housing. The document states that Victoria will need about 2.24 million additional homes over the next 30 years. The plan nominates locations for the homes,

and has a focus on 'activity centres', which are designated areas close to train stations and trams.

Brunswick Station and Coburg Station precincts are nominated as two of 60 activity centres in metropolitan Melbourne.

4-Year Budget 2024-2028 and 2025-2029

The four year budget outlines Council's operating and capital expenditure for the period. The budget includes the capital works program which details the expenditure on individual capital projects in this timeframe.

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10-Year Asset Plan 2022/23 to 2031/32 and 2025/26 to 2034/35

The Asset Plan has been prepared to meet the requirements of section 92 of the *Local Government Act 2020*.

The purpose of the Asset Plan is to:

- Show how Council will manage assets to meet the service delivery needs of the community into the future in a cost-effective way.
- Summarise the base and capital expenditure requirements for Council's assets.
- Communicate to the community Council's strategic objectives for its assets.
- Ensure that there is integration between asset management planning outcomes with the Council Plan, 10-Year Financial Plan, 5-Year Capital Works Program and Budget.
- Ensure compliance with legislative obligations.

10-Year Financial Plan 2021/22 to 2030/31 and 2025/26 to 2034/35

The purpose of the 10-Year Financial Plan is to demonstrate the financial stewardship of Council resources to ensure that the Merri-bek community can continue to receive services and maintained facilities and infrastructure into the future.

The development of the 10-Year Financial Plan is informed by the Council Plan and the medium to long-term service strategies adopted by Council. The Plan provides transparency in relation to the financial limits that need to be considered in the development of Council Plan's and the Community Vision, to inform future decisions and to set realistic expectations for community outcomes that can be achieved.

Active Women and Girls in Merri-bek Strategy

This strategy identifies opportunities and recommendations concerning the participation of women and girls in sport, recreation and physical activity in Merri-bek. The strategy identified a number of challenges in the provision of sport, leisure and active recreation for women and girls, including:

- Ensuring the availability of adequate resources and coordinating the existing resources to maximise participation

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- Continually introducing new opportunities to participate and develop pathways to ensure participants remain
- Creating and delivering on strategies that meet increasing and changing demand for facilities
- Improving the management of knowledge and information relating to sports, leisure and physical activity opportunities within Merri-bek
- Communicating with the community to ensure participants know where to source information, when they need it and that new opportunities are brought to attention in a timely manner
- Facilitating access to recreation facilities of the appropriate quality for women and girls
- Ensuring opportunities are inclusive
- Enhancing provision for cycling and walking
- Defining Council's role in meeting these challenges and establishing performance measurement criteria.

The strategy makes a number of recommendations and contains an implementation plan.

A Job in Merri-bek (2021)

A Job in Merri-bek provides an analysis of jobs and employment floorspace in Merri-bek now and in the future. It identifies how the need for space is changing and examines how Employment Precincts (Activity Centres and Industrial Areas) are adjusting in response to this change. It provides insight into how growth and change can be accommodated in the future.

The report makes a number of recommendations to achieve a diverse, vibrant future economy.

Aquatic and Leisure Strategy 2018-38

The Strategy was developed to ensure that Merri-bek's future provision of aquatic and leisure facilities and the services address current and future unmet aquatic and leisure needs, as well as continuing to meet the demands for recreational and lap swimmers.

This strategy contributes to the outcomes of the Active Merri-bek Framework, which are:

- Ensure Merri-bek residents are more active more often at all stages of life
- Provide a diverse range of recreation opportunities that reflect our diverse community
- Provide supportive environments and facilities which encourage participation
- Develop and maintain partnerships to enhance participation options.

The implementation of the Merri-bek Aquatic and Leisure Strategy requires an investment of approximately $179M ($ 2018).

The strategy recognises the social importance that Council, and the community, places on aquatic and leisure services, and reinforces Council's commitment to improving the health and wellbeing of residents by providing infrastructure and services that support good health outcomes.

The Strategy includes a costed investment strategy for six facilities.

Art Acquisition and Collection Development 2018-2023

The policy provides a framework for the acquisition and disposal of artworks that form part of Council's Municipal Art Collection, known as the Merri-bek Art Collection. The objectives of the policy are to:

- Outline and implement the process for acquiring artworks for the Merri-bek Art Collection through purchase, commission, donation or bequest
- Develop key selection criteria for acquiring new artworks for the collection
- Provide guidance with regards to de-accession and disposal of artworks
- Develop and extend a discrete collection of unique artworks by artists residing in Australia.

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Asset Management Policy (2019)

The purpose of this policy is to provide a framework for Council to undertake the management of its infrastructure assets appropriate for the needs of current and future generations.

All infrastructure assets owned or controlled by Council are covered by this policy. These include road, transport, drainage, structures and building, parks, open space, fleet, environment and waste, street furniture and signage assets.

CB Smith Reserve - Sport and Education Facility Management Plan 2017

The CB Smith Reserve Sport and Education Facility Management Plan has been prepared in order to ensure that the use, operation and management of the facility are underpinned by a clearly defined management framework.

The application of the Management Plan is intended to provide a cost effective and efficient framework for the management, usage and maintenance of the facilities for the community into the future.

Charles Mutton Precinct Plan (2018)

The Plan is intended to:

- Determine the future functions of the reserve
- Assess future opportunities for the reserve, and its facilities from a community, landscape, functional, access, structural, environmental and safety perspective

- Investigate opportunities to build social cohesion through design, integration and site redevelopment
- Identify the needs of the general Fawkner community, as well as existing and potential users groups, and identify opportunities as to how these needs could be addressed
- Investigate opportunities to enhance the passive spaces at the reserve
- Develop a prioritised list of infrastructure works and estimate the costs of these works.

The Plan includes detailed options and recommendations for the future development of the precinct.

Climate Risk Strategy (2022)

The strategy details objectives based around the following themes:

- Managing climate risk
- Built and natural environments
- Community services
- Community and business
- Partnership approaches.

The Strategy also includes an action plan as well as a monitoring and review program.

Community Infrastructure Plan 2022-2032

The Merri-bek Community Infrastructure Plan is intended to guide Council's planning and delivery of community infrastructure.

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The Plan responds to increasing demand for community infrastructure in Merri-bek because of the growing and changing population. It focuses on improving the performance of existing assets and directing new investment to where the community benefits most.

The Community Infrastructure Plan considers Council-owned community infrastructure and has four objectives:

- To address demand for community infrastructure fairly and equitably over the short and long term
- To optimise the performance of community infrastructure and its ability to deliver quality services and user experiences
- To inform responsible investment in community infrastructure through Council's planning and budgets
- To help secure external funding and delivery partners.

The Plan identifies community infrastructure projects on a suburb basis with time frames and high level cost estimates.

Community Vision (2031)

The Merri-bek community vision statement is:

> *"Merri-bek is our home.*
>
> *We respect and look after our land, air, waterways and animals.*
>
> *We care for our people and celebrate our diverse stories, cultures, and identities.*
>
> *Merri-bek is enhanced by all of us supporting our local businesses, arts communities and social organisations.*
>
> *We work together proactively and transparently to continue to create a vibrant, safe, healthy, resilient, innovative, and regenerative community.*
>
> *Many faces, one Merri-bek."*

The Community Vision is based around the following five themes:

- An environmentally proactive Merri-bek
- Moving and living safely in Merri-bek
- A healthy and caring Merri-bek
- Spaces and places in Merri-bek
- An empowered and collaborative Merri-bek

Development Contributions Plan Administration Policy (2021)

The Development Contributions Plan Administration Policy sets out Council's interpretation of the Merri-bek DCP. It details Council policy regarding ongoing administration and sets out the roles and responsibility of various stakeholders. The Policy brings together information from various sources and provides a list of reference documents which should be read in conjunction with the Merri-bek DCP.

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This Policy sets out the administrative processes which should be followed, and matters considered in implementing the Merri-bek Development Contributions Plan (January 2015 Merri-bek DCP).

Disability Access and Inclusion Plan 2022-2026

The document sets out a 4-year plan intended to improve the lives of people with disability, their families and carers to ensure equal access and opportunity to participate in all aspects of life in Merri-bek.

The Plan was developed mainly in consultation with people with disability, and their families and carers and has the following five objectives:

- Equal access to all areas of community life
- Improve employment, education and economic security for people with disability
- Promote inclusion and participation in the community of people with disability

- Change the attitudes and practises that lead to discrimination of people with disability
- Support the health, wellbeing and safety of people with disability in all settings and contexts.

The Plan is supported by a separate implementation plan.

Drainage Improvement Plan (2020)

The projected increase in the Merri-bek population will result in an increase in imperviousness of the catchment resulting in an increase in stormwater runoff. Council engaged Engeny Water Management (Engeny) to undertake flood modelling in 2017/18 of the Merri-bek municipality to help guide Council in the assessment of future developments and ensure the existing flooding 'hot spots' are not adversely impacted by future development.

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The Plan identifies 42 mitigation sites and recommends costed works for each site.

Full Frontal - A Strategy for Merri-bek's Young People (2019)

This Strategy identifies Council's role in creating the positive social and collective impacts:

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- As coordinator
- Partner
- Provider
- Through direct engagement with young people.

The Strategy focuses on the following actions:

- Improving the service system
- Enhancing youth voice and participation
- Increasing skills and job opportunities
- Supporting health and resilience
- Providing youth friendly spaces and places.

Housing Capacity Study (2022)

The objective of the Housing Capacity Study is to understand how many additional dwellings can be built in Merri-bek. By knowing Merri-bek's residential development capacity, it enables Council to:

- Understand the capacity impacts of projected growth over the next 15 years
- Plan for urban and population growth in the context of any identified capacity constraints.

This report provides a number of conclusions and recommendations.

Integrated Water Management Strategy 2040

The aim of the Strategy is to guide the transition for Merri-bek to become a water sensitive city.

A water sensitive city is a city in which water cycle management is integrated into all aspects of the city. It is a city that is healthy, green, productive and resilient to climate change impacts by:

- Providing water security for economic prosperity through efficient use of diverse water resources available
- Enhancing and protects the health of watercourses, wetlands and aquatic environments
- Mitigating flood risk and damage
- Creating high quality, healthy, cool and connected public spaces and landscapes that harvest, clean and recycle water.

The Strategy identifies a number of outcomes to be achieved and includes a separate Action Plan which identifies a number of actions and a recommended funding allocation.

Library Services Strategy (2019)

The Library Strategy 2019 determines the priorities for Merri-bek's library service to 2024. The strategy identifies and addresses five priority areas: Connect, Curate, Discover, Learn and Place.

The Strategy identifies a number of priorities under these headings

Merri-bek Children, Young People and Families Plan 2021-2025

This Plan aims to improve health, wellbeing and educational outcomes by ensuring that young people and families live in a community where they are healthy, resilient, empowered, safe and belong.

This vision sets an ambitious goal to improve outcomes across a range of areas to ensure children and young people have the best start in life, engage in educational opportunities, actively contribute to their community and transition into further training and employment. The Plan is focused on children and young people from birth to adulthood (0-24 years) and their families.

The Plan details three outcome areas:

- Outcome 1: Inclusive City and Community
- Outcome 2: Improved Health and Wellbeing
- Outcome 3: Lifelong Learning and Participation.

In each outcome area, there are a series of objectives which provides details of the key focus of work that will be undertaken. The Plan brings together a range of different areas that

impact children and young people's outcomes from early childhood, supporting parents, engagement in education and community to employment pathways.

The Plan includes a separate implementation plan which details the actions that will be undertaken to achieve the vision

Merri-bek Council Plan 2021-2025

The Council plan is a key strategic document, which sets out Council's and community's vision for the future.

The Plan identifies strategic objectives to make progress towards achieving the Community Vision and sets out ways to achieve objectives through delivery of major initiatives and priorities.

The Plan also includes indicators for measuring progress over the next 4 years. It outlines how Council will protect, improve and promote public health and wellbeing within the municipality.

Merri-bek Industrial Land Use Strategy 2015-2030

The Strategy is intended to guide planning decisions about the future of Merri-bek's industrial land. It also informs Council's Merri-bek Economic Development Strategy 2016-2021.

The 15-year strategic timeframe of the Strategy provides long-term investment certainty for the business community and to reduce speculation on industrial land in the context of significant development pressure in some parts of Merri-bek for residential uses.

The Strategy is underpinned by Council's broad commitment to a strong and prosperous economy and to creating sustainable neighbourhoods where residents can access services and businesses locally and have the opportunity to find jobs locally.

Maintaining an appropriate supply of industrial and other commercial zoned land, suited to employment sectors that have positive long term growth outlooks in Merri-bek is critical to Merri-bek's sustainability objectives.

Moving Around Merri-bek (2024)

Merri-bek City Council is in the process of writing a new transport strategy. The strategy will guide future transport investments and actions with a view to create a more sustainable and accessible way for the community to move around Merri-bek.

Moving Around Merri-bek is a long-term strategic document that outlines Council's transport projects and objectives, and advocacy priorities to the State and Commonwealth Governments.

A Draft Transport Strategy has been prepared using the results of community consultation in August and September 2023. The draft strategy takes a holistic approach to transport planning with a focus on all movement layers that make up the transport system, including the pedestrian, cycling, public transport and driving networks. Compared to strategies of the past,

this strategy places a greater emphasis on non-car modes of travel whilst retaining directions for safe and efficient car movements and parking management.

Merri-bek Nature Plan (2020)

The Nature Plan provides a history of Merri-bek's landscape, how it has transformed over time and a summary of the natural environment today. It recognises the importance of nature in the City which provides a range of ecosystem services having significant environmental, social, ecological and economic benefits.

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The report outlines Council's current approaches to natural resource management and discusses the challenges and opportunities for future management.

The Plan details a 4-year implementation plan and ongoing actions which are considered to be part of Council's core service in open space and natural resource management, with expectations to be delivered for the next 10 years and beyond.

Merri-bek Neighbourhood Centres Strategy (2017)

The Strategy sets planning directions for land use and built form to ensure new development in Neighbourhood Centres contributes to the desired mix of land uses and scale and quality of built form encouraged, commensurate with the level of change and improved amenity expected.

The Strategy includes recommendations for Council to consider alignment of relevant programs and investment to ensure the increase in development density and population growth expected in Neighbourhood Centres is matched by adequate planning and provision of infrastructure and improved public realm amenity. This includes Council's investment in capital works, local business development, community infrastructure planning and transport planning.

Merri-bek Open Space Strategy (2024)

The Strategy addresses and analyses the key influences, challenges and emerging trends impacting Merri-bek's open space network and our vision. It aims to address these and achieve the vision by enacting the five key Strategy directions:

- Providing parks close to home
- Having a mix of open spaces and open space experiences
- Ensuring our open space network is adaptive, biodiverse, cooling, healthy and resilient
- Open space for everyone
- Improving access to our open space network through better links, corridors and collaborations.

The Strategy and the accompanying Open Space Background Technical Report has analysed Merri-bek's existing open space network, including different types of open spaces and their locations.

Alongside forecasting of Merri-bek's residential and worker population growth and key densification areas, key recommendations for open space projects to address growing open space needs are made, such as land acquisition to create new open spaces.

This is brought together in a long-term projects list which can be read on conjunction with the Strategy.

Merri-bek Urban Heat Island Effect Action Plan 2016/17-2025-26

Detailed analysis of Merri-bek's urban heat island effect vulnerability has found that there is an overall high urban heat island effect across the municipality and a high number of extremely hot places, with very few cool places.

The analysis highlighted that Merri-bek has a community that is vulnerable to this heat. During long periods of hot weather the urban heat island effect increases heat stress in the community. Most affected are the elderly, the very young and those with pre-existing medical conditions.

A review of existing projects and upcoming capital works have identified opportunities to adjust the way to integrate a best practice approach. This approach will allow Council to implement many actions without the requirement for additional funding. Some actions identified are unfunded but funding and partnerships will be sought when opportunities arise.

Transforming Merri-bek into a green, cool, more liveable city will require investment and commitment from residents, businesses, community groups and many others across the community. It will also require supportive State and Commonwealth policies and programs as well as partnerships with leaders at research institutions and in business.

The Strategy includes an implementation plan with key actions as well as recommended funding for some actions.

Public Health and Wellbeing Act Management Policy (2023)

The purpose of this *Public Health and Wellbeing Act Management Policy* is to protect the health and wellbeing of the community by minimising adverse health outcomes associated with prescribed public health businesses within Merri-bek City Council. The policy outlines the management system that will be implemented to achieve the goals of this policy.

This policy provides a framework to guide the development of processes, procedures, resources, and enforcement guidelines that will ensure that public health businesses in Merri-bek City Council operate in a manner that is safe.

Public Lighting Policy (2018)

This Policy provides a consistent and flexible approach to design, installation, and management of public lighting throughout the municipality. It supports Council's commitment towards improving safety and the perception of safety in the community.

With the 2016/2017 bulk changeover of over 9000 mercury vapour (MV) lamps to light emitting diodes (LED), this project greatly increased safety, making public spaces more attractive for people to spend time in and supporting passive surveillance.

The Policy details standards to be achieved in a variety of streets and open spaces.

Road Management Plan (2021)

The Plan identifies responsibilities, maintenance standards and inspection regimes required to manage civil liability and must demonstrate that Council, as a road authority, is responsively managing all the road assets under its control.

The legislation requires that Council keep a Register of Public Roads showing the roads reasonably required for general public use for which it is the coordinating road authority.

Council is generally responsible for the overall management and development of the Council's local road network, which make up around 92% of the roads in the municipality.

VicRoads has declared those roads in the municipality that it requires as part of its principal routes for the movement of people and goods across the metropolitan area, to be Arterial Roads.

The Register of Public Roads establishes Council's road and footpath hierarchy. The road classifications or hierarchy is based on the road abutting land users, 'Public Transport' and 'Trip Generators'.

The footpath hierarchy is based on the Principal Pedestrian Network (PPN). PPN ensures a higher level of pedestrian amenity and service along routes with higher levels of pedestrian activity, which links key trip generators across the municipality.

Shopping Strip Renewal Policy (2015)

The policy implements a program that promotes the economic growth and development of the centres of highest need in the community. To achieve this robust assessment criteria have been developed on which to prioritise a list of Council's nominated 'neighbourhood shopping (activity) centres'.

The purpose of this policy is to outline how Council will deliver local economic development and urban design improvements for the renewal of neighbourhood shopping strips across the City. The policy is intended to guide Council's efforts to bring about physical enhancements and improved business performance and to activate the public spaces within its nominated neighbourhood shopping strips in a manner which is equitable and sustainable over the long term.

Sport and Active Recreation Strategy (2020)

The Strategy provides an evidence-based framework to inform Council decision making, guide partnerships and prioritise the allocation of Council resources for the greatest community benefit.

The Strategy provides a roadmap for further development and investment in sport and recreation to enable more people to be more active more often.

The Strategy is closely aligned to the Merri-bek Public Health and Wellbeing Plan and the Merri-bek Open Space Strategy. Together these Strategies combined are intended to deliver positive impacts for the overall health and wellbeing of the Merri-bek community.

In addition, the Strategy implements Councils commitment in the 2017 to 2021 Council Plan to:

- Set a clear vision and strategy for aquatics, leisure and sporting facilities to meet ongoing community needs; and
- Maintain and match infrastructure to community needs and population growth.

Urban Forest Strategy 2017-2027

The Strategy has been developed to deliver practical measures that guide the sustainable planning, planting, management, resourcing and protection of vegetation across Merri-bek. This includes, for example, street and park trees, front and backyard vegetation, grasslands, shrubs, wetlands, nature strips, balcony plants, and green roofs and walls.

Background work undertaken in preparation of this Strategy has improved Council's understanding of the current urban forest, its challenges and identified opportunities for greening across the municipality.

The Strategy includes an implementation plan as well as recommended funding for some actions.

APPENDIX B: DEFINITIONS

Dwelling

A dwelling in this DCP has the same meaning as in Section 46H of the *Planning and Environment Act, 1987*:

> *" "dwelling" means a building that is used, or is intended, adapted or designed for use, as a separate residence, (including kitchen, bathroom and sanitary facilities) for an occupier who has a right to the exclusive use of it but does not include—*
>
> *(a) a building that is attached to a shop, office, warehouse or factory and is used, or is intended, adapted or designed for use, as a residence for an occupier or caretaker of the shop, office, warehouse or factory; or*
>
> *(b) any part of a motel, residential club or residential hotel or residential part of licensed premises under the Liquor Control Reform Act 1998"*

A dwelling unit in this DCP also means a separate unit with bedroom(s) within a residential building that may have shared facilities like kitchen and/or bathroom and/or laundry facilities. This includes a unit within a group accommodation building or rooming house building or similar residential building.

Small Second Dwelling

A building with a gross floor area of 60 square metres or less, on the same lot as an existing dwelling and used as a self-contained residence, which must include: a) a kitchen sink; b) food preparation facilities; c) a bath or shower; and d) a toilet and wash basin.

Gross Floor Area (Floorspace)

Gross floorspace has the same meaning as Gross Floor Area as stated in the Merri-bek Planning Scheme:

> *"Gross Floor Area*
>
> *The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas."*

Residential Development

Residential or Residential Development means the development of land for one or more dwelling units and includes development of land for a use within the following land use terms as defined within Clause 73.04 of the Merri-bek Planning Scheme:

- Dwelling (within Accommodation Group)
- Residential aged care facility (within Accommodation Group)
- Group accommodation (within Accommodation Group)

- Rooming house within Accommodation Group)
- Community care accommodation (within Accommodation Group)
- Residential village (within Accommodation Group)
- Retirement village (within Accommodation Group).

Commercial Development

Commercial or Commercial Development means the development of Gross Floorspace for retail, commercial, entertainment, education, health, community or similar purposes.

Commercial Development means the development of land for a use within the following land use terms as defined within Clause 73.04 of the Merri-bek Planning Scheme:

- Land uses within the Accommodation group not listed in the category of Residential Development above
- Education centre group
- Leisure and recreation group
- Office group
- Place of assembly group
- Retail premises group
- Land use terms that are not nested.

Industrial Development

Industry or Industrial Development means the development of Gross Floorspace for factory, warehouse, depot or similar purposes.

Industrial Development means the development of land for a use within the following land use terms as defined within Clause 73.04 of the Merri-bek Planning Scheme:

- Industry group
- Utility installation group.

APPENDIX C: LEVY CALCULATIONS

The table overleaf shows the list of projects and DCP levy calculations. The data shown is:

- Project Name
- Delivery Horizon
- Estimated Cost
- Project Type
- Main Catchment Area (MCA)
- Demand Units
- External Demand or Use Allowance
- Share of Use to MCA
- Cost Apportioned to MCA
- Cost Per Demand Unit
- New Demand Units
- Income Estimate $
- Income Estimate %.

Table 10: DCP Project Calculations

Project Number	Project Name	Delivery Horizon	Estimated Cost	Project Type	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA	Cost Per Demand Unit	New Demand Units	Income Estimate $	Income Estimate %
1	Post Office Place streetscape upgrade	2026-2041	$2,000,000	PADI	Area 11	16,576	5.0%	95.0%	$1,900,000	**$114.63**	3,598	$412,472	20.6%
2	Dawson Street Child Care Co-op	2026-2041	$2,530,000	CFDI	Area 01 Area 02 Area 03	38,034	5.0%	95.0%	$2,403,500	**$63.19**	6,075	$383,900	15.2%
3	Hadfield Early Years Centre	2026-2041	$6,513,600	CFDI	Area 07 Area 10 Area 11	26,524	5.0%	95%	$6,187,920	**$233.30**	5,152	$1,201,937	18.5%
4	Brunswick Library Refresh	2026-2041	$1,750,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05	58,325	5.0%	95.0%	$1,662,500	**$28.50**	9,497	$270,703	15.5%
5	Coburg Library Redevelopment	2026-2041	$52,000,000	CFCI	Area 04 Area 05 Area 06 Area 07	33,865	5.0%	95.0%	$49,400,000	**$1,458.73**	5,384	$7,853,820	15.1%
6	Community Hall Refresh	2026-2041	$1,980,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12	100,912	5.0%	95.0%	$1,881,000	**$18.64**	16,658	$310,505	15.7%
7	Brunswick Baths Outdoor Pool Re-Tiling	2026-2041	$700,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05	58,325	5.0%	95%	$665,000	**$11.40**	9,497	$108,281	15.5%
8	Pascoe Vale Outdoor Pool - Painting and Tile Repairs of 3 pools	2026-2041	$200,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12	100,912	5.0%	95.0%	$190,000	**$1.88**	16,658	$31,364	15.7%
9	Fawkner Library Upgrade	2026-2041	$1,940,000	CFCI	Area 09 Area 10 Area 11	23,349	5.0%	95.0%	$1,843,000	**$78.93**	4,460	$352,040	18.1%
10	Programmed Roads Reconstruction and Drainage Upgrades, Brunswick	2026-2041	$5,384,435	RDDI	Area 02	31,806	5.0%	95.0%	$5,115,213	**$160.82**	5,486	$882,325	16.4%
11	Programmed Roads Reconstruction and Drainage Upgrades, Brunswick East	2026-2041	$5,684,085	RDDI	Area 01	12,771	5.0%	95%	$5,399,881	**$422.84**	1,697	$717,618	12.6%
12	Programmed Roads Reconstruction and Drainage Upgrades, Brunswick West	2026-2041	$2,283,765	RDDI	Area 03	9,665	5.0%	95.0%	$2,169,577	**$224.48**	779	$174,820	7.7%
13	Programmed Roads Reconstruction and Drainage Upgrades, Coburg	2026-2041	$25,646,275	RDDI	Area 04	20,851	5.0%	95.0%	$24,363,961	**$1,168.48**	3,653	$4,268,290	16.6%
14	Programmed Roads Reconstruction and Drainage Upgrades, Coburg North	2026-2041	$6,670,378	RDDI	Area 06	16,333	5.0%	95.0%	$6,336,859	**$387.98**	1,603	$621,758	9.3%
15	Programmed Roads Reconstruction and Drainage Upgrades, Fawkner	2026-2041	$2,904,440	RDDI	Area 09	9,294	5.0%	95%	$2,759,218	**$296.87**	1,040	$308,857	10.6%
16	Programmed Roads Reconstruction and Drainage Upgrades, Glenroy	2026-2041	$12,111,886	RDDI	Area 11	16,856	5.0%	95.0%	$11,506,291	**$682.63**	3,539	$2,415,913	19.9%

Project Number	Project Name	Delivery Horizon	Estimated Cost	Project Type	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA	Cost Per Demand Unit	New Demand Units	Income Estimate $	Income Estimate %
17	Programmed Roads Reconstruction and Drainage Upgrades, Gowanbrae	2026-2041	$990,000	RDDI	Area 12	1,346	5.0%	95.0%	$940,500	**$698.96**	85	$59,581	6.0%
18	Programmed Roads Reconstruction and Drainage Upgrades, Hadfield	2026-2041	$8,507,476	RDDI	Area 10	4,147	5.0%	95.0%	$8,082,102	**$1,948.83**	745	$1,451,739	17.1%
19	Programmed Roads Reconstruction and Drainage Upgrades, Oak Park	2026-2041	$4,247,320	RDDI	Area 08	4,733	5.0%	95%	$4,034,954	**$852.43**	827	$705,022	16.6%
20	Programmed Roads Reconstruction and Drainage Upgrades, Pascoe Vale	2026-2041	$6,008,965	RDDI	Area 07	12,039	5.0%	95.0%	$5,708,516	**$474.15**	1,918	$909,461	15.1%
21	Programmed Roads Reconstruction and Drainage Upgrades, Pascoe Vale South	2026-2041	$2,976,479	RDDI	Area 05	5,510	5.0%	95.0%	$2,827,655	**$513.14**	629	$322,695	10.8%
22	Drainage, Clovelly Avenue	2026-2041	$201,000	DRDI	Area 11	15,572	5.0%	95.0%	$190,950	**$12.26**	3,328	$40,803	20.3%
23	Drainage, Sheffield Street to Chambers St to Harding St - Engeny Hot Spot No. 18	2026-2041	$960,000	DRDI	Area 04	19,049	5.0%	95%	$912,000	**$47.88**	3,460	$165,657	17.3%
24	Drainage, West Street (Everard Street to Hilton Street) Engeny Hot Spot No. 41	2026-2041	$1,400,000	DRDI	Area 10 Area 11	19,456	5.0%	95.0%	$1,330,000	**$68.36**	4,050	$276,875	19.8%

Source: HillPDA calculation

APPENDIX D: REPORTING REQUIREMENTS

Ministerial Reporting Requirements as at 7 August 2026 are shown below.

Figure 3: Format of DCP Reporting Tables

Annexure

MINISTERIAL REPORTING REQUIREMENTS

Table 1 – Contributions plans

Mandatory	Mandatory & must be unique	Mandatory	Mandatory			Mandatory	Mandatory	Mandatory	Mandatory	Mandatory
	e.g. DCP04, ICO2	*DCP or ICP*		*e.g. C238wyndm, C211brim*	*Format: YYYY-MM-DD*	*Format: YYYY-MM-DD*	*Format: YYYY-MM-DD*	*e.g. Wyndham, Casey*	*e.g. Wyndham, Casey*	*Format: positive $*
Council name	Contributions Plan identifier	Contributions Plan Type	Contributions Plan name	Most recent planning scheme amendment identifier	Planning scheme amendment date	Contributions Plan start date	Contributions Plan end date	Collecting agency	Development agency	Estimated total plan contributions

Table 2 – Contributions projects

Mandatory	Mandatory & must be unique	Mandatory	Mandatory	Mandatory if Project type = "Land"		Mandatory for "Construction" or "Land" projects. You must enter the project's Suburb & Postcode, or Geocode. Please also enter Street address if known. If project location is not yet known, use your council's main office location and update later				Mandatory for "Construction" or "Land" projects		
e.g. DCP04, ICO2	*e.g. Bakery Hill Park, AFOS or another identifier format*		*Holding (account), Construction or Land*	*Format: 31.14, 0.68*		*Address*			*Format: e.g. 37.12345678,144.12345678 with no space after the comma*	*Format: YYYY-MM-DD*	*Format: YYYY-MM-DD*	*Format: positive $*
Contributions Plan identifier	Contributions Project identifier	Contributions Project name	Project type	Number of hectares	Project description	Street address	Locality (suburb)	Postcode	Geocode	Project start date	Project end date	Estimated total project contributions

Table 3 – Contributions payments/transactions

Mandatory	Mandatory & must be unique	Mandatory & must be unique. You can use transaction IDs or anu unique identifier	Mandatory			
e.g. DCP04, ICO2	*e.g. Bakery Hill Park, AFOS or another identifier format*		*"Holding" projects must not have "expenditure" payments/transactions*	*"Multi-lot" or individual planning permit IDs*	*Format: YYYY-MM-DD*	*Format: positive $*
Contributions Plan identifier	Contributions Project identifier	Council's payment/transaction identifier	Payment/Transaction type	Application ID	Payment/Transaction date	Amount

Source: Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 7 August 2026

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MINISTERIAL

Table 1 – Total DCP levies received in [*Insert Financial Year*]

DCP name and year approved	Levies received in [*Insert Ye*
Total	

Table 2 – DCP land, works, services or facilities accepted as work

DCP name and year approved	Project ID	Project description
Total		

Table 3 – Total DCP contributions received and expended to date

DCP name and year approved	Total levies received ($)	Total levies expend ($)
Total		

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Table 4 – Land, works, services or facilities delivered in [*Insert Financial Yea*

Project description	Project ID	DCP name and year approved	DCP fund expended ($)	Works-i accepte ($)
Total				

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