

DEVELOPMENT CONTRIBUTIONS PLAN POLICY

This policy applies to new residential and non-residential subdivisions in the Municipality.

Policy Basis

Development contributions are seen as one funding source to meet the infrastructure required by communities as a result of new, infill and rural residential and non-residential development.

For residential development the policy outlines what is required for viable communities and lists items required at local, sub-regional and regional levels. For both policies principles are articulated which set out the approach Council would use. Items that may be subject to development contributions are listed, along with criteria for their prioritisation.

Detailed assessments are required for individual development proposals within the context of the policy. Such proposals will be considered according to specified geographic precincts. Development Contributions Plans will be prepared and incorporated into the planning scheme.

This policy is supported by the MSS direction for future communities and economic investment

Objective

To ensure the provision of basic infrastructure in a timely fashion to meet the needs generated by new development.

Policy

It is policy to:

- Ensure that the basis for calculating development contributions is the same for all residential development whilst recognising that the needs generated by and the types of items expected for infill development or rural residential development are likely to be different from traditional suburban development. The particular needs and expectations will be the subject of each development plan.
- Ensure that the apportionment of costs for required items of infrastructure are calculated across an identified planning unit, with some specified exceptions.
- Have regard for the viability of the project and the potential impacts on housing affordability.
- Ensure that development contributions are seen as one funding source. Council will recognise its own responsibility in contributing to effective servicing of communities.
- Ensure that priority is given to items that are required to provide basic services and amenity at the local level.
- Ensure that contributions are mainly made for capital items.
- Ensure that items expected to be provided by developers as a matter of course are not included as development contributions.
- Ensure that contributions are levied for both development infrastructure and community infrastructure. Council's preferred method of funding community infrastructure will be via negotiated agreement with developers.
- Ensure that costs are fairly apportioned between developments, landowners, new and existing development in relation to the degree to which each is assessed as contributing to the need for each item of infrastructure.
- Calculate the land value based on the type of development or use for which land is suitable and the potential for such use or development to be realised.
- Index contributions annually as at 30 June by the Melbourne CPI.
- Encourage payment to be provided by direct provision or cash contribution by agreement with Council.

WHITTLESEA PLANNING SCHEME

- Encourage the use of thresholds, rather than dates, as triggers for required infrastructure.
- Ensure that all transactions are clearly accounted for in Council's records.
- Ensure that direct provision of infrastructure complies with Council requirements and specifications, and is provided in a manner and at a time most appropriate to the needs of the community. This is to be determined by Council in consultation with the developer and the local community.

Decision Guidelines

Criteria for prioritising items to be subject to Development Contributions may include:

- To allow for flexibility of service provision.
- To assist with ease of access.
- To maintain or enhance the amenity of the surrounding area.
- To meet a need generated by people employed as a result of development.
- To meet the needs of the surrounding community to which the development contributes.
- To prevent existing infrastructure from being overtaxed as a result of new development.
- To provide for the protection of natural and cultural habitats and features.
- To lay the groundwork for further provision of needed infrastructure.

Policy Reference

Development Contributions Guidelines Residential Development

Development Contributions Guidelines Non-Residential Development