



Maribyrnong Development Contributions Plan FACT SHEET



Thank you for choosing our City to build your new home or business. To ensure new residents and workers have the infrastructure they need, Maribyrnong requires developers to contribute to the cost of providing infrastructure such as footpaths, bike paths, and community facilities. This is managed by the Maribyrnong Development Contributions Plan (DCP).

What is the Maribyrnong Development Contributions Plan?

The DCP requires developers, whether private or commercial, to contribute to the cost of new and upgraded infrastructure such as community centres, footpaths and bike paths in our growing City.

The DCP applies to all land on which new developments will be built, with some exemptions. The DCP was incorporated into our Planning Scheme on 20 October 2022 following a Planning Scheme Amendment process, which included community consultation.

The DCP has two components - A Development Infrastructure Levy and a Community Infrastructure Levy.

The two components of the DCP:

- The Development Infrastructure Levy (DIL) applies to all new developments, and helps to pay for roads, bike paths, open space upgrades and some community facilities such as early years facilities.
- The Community Infrastructure Levy (CIL) applies to new residential development, and helps to pay for new or extended community infrastructure such as sports pavilions and community centres.



Who pays for the DCP?

Anyone who is undertaking a development is liable under the DCP. This includes construction of additional dwellings on a lot, the construction or extension of industrial, commercial, or retail development (such as a factory, office, or retail outlet).

It does not apply to renovations to an existing dwelling or renovations to industrial, commercial, or retail development that does not increase the floor area.

When must payment be made?

This depends on what is proposed and the types of permits needed.

Payment for the Development Infrastructure Levy may be sought at the:

- Planning permit for development stage for building and works – it must be paid before the start of construction.
- Building permit stage – it must be paid before the issue of a building permit under the *Building Act 1993*.
- Subdivision permit stage – it must be paid before a Statement of Compliance is issued for subdivision.

Payment for the Community Infrastructure Levy must be made no later than the date of issue of the building permit under the *Building Act 1993*.

Are any developments exempt from paying?

A limited number of developments are exempt from paying the DCP. For example, replacement of a dwelling, small extensions to retail, commercial or industrial development, non-government schools, and housing provided by or on behalf of the Department of Health and Human Services (DHHS).

Other exemptions may come through legal agreements with Council. For a detailed list of exemptions, please refer to Schedule 2 to Clause 45.06 in the Maribyrnong Planning Scheme, available at www.maribyrnong.vic.gov.au/dcp

How are DCP levies calculated?

The levies are calculated in line with State Government guidelines and Council's Capital Infrastructure Plan. Projected housing and floor space growth estimates are used to calculate the developer's share of infrastructure costs.

Levies are adjusted annually each financial year to reflect inflation by applying the Consumer Price Index (CPI).



Can I get an estimate of what the DCP might be for my project?

To get an idea of how much you may have to pay, you can use the calculator on our website. You will need to answer a few questions specific to your development and know which charge area you fall into. This information can be found on our website and the map attached to this flyer.

To access the online calculator visit:
www.maribyrnong.vic.gov.au/dcp

How do DCP levies differ from rates?

Development contributions are one-off payments by developers to help pay for new or upgraded infrastructure required to service the growing community. Levies collected have to be spent on infrastructure projects identified in the DCP. They help pay for a portion of the infrastructure costs with Council having to fund the remaining through rates and other income.

Property owners pay rates, which are informed by property values, to fund a variety of essential services and infrastructure, such as maintenance of sport facilities, parks and libraries.

How does the DCP affect planning and building permits issued prior to 20 October 2022?

If you were issued with a planning permit for development, subdivision permit and building permit before 20 October 2022, the levies do not apply unless you wish to make changes to your plans.

If you were issued with a planning permit for development and a subdivision permit before 20 October 2022, but not a building permit, you are required to pay the Community Infrastructure Levy component of the DCP (for residential developments only).

If you were issued with a planning permit for development before 20 October 2022, but not the subdivision permit and a building permit, you are required to pay the Community Infrastructure Levy (for residential developments only) and the Development Infrastructure Levy. Your subdivision permit will include a condition advising when the levies must be paid.

Development Contributions Plan Levies

The DCP levies are shown in the tables below and are effective from 1 August 2023 to 31 July 2024.

Table 1 applies to new residential developments which must pay both a Development Infrastructure Levy and a Community Infrastructure Levy.

Table 2 applies to new retail, commercial, or industrial development where only the Development Infrastructure Levy applies.

The rates differ depending on the charge area the development is located in. A map showing all charge areas can be found on the page below or on our website.

Table 1: Residential Development

Charge Area	Residential Development		Total
	Development Infrastructure Levy	Commercial Infrastructure Levy	
	---- \$ per dwelling ----		
Area 1A	-	-	-
Area 1B	806	293	1,099
Area 1C	1,316	293	1,609
Area 1D	1,121	293	1,414
Area 1E	1,594	293	1,887
Area 1F	1,337	293	1,630
Area 2A	1,064	293	1,357
Area 2B	1,516	293	1,808
Area 3A	2,047	293	2,340
Area 3B	2,378	293	2,671
Area 3C	1,988	293	2,281
Area 4	1,326	299	1,624
Area 5A	1,085	441	1,526
Area 5B	989	441	1,430
Area 5C	1,062	441	1,503
Area 5D	1,430	441	1,871
Area 5E	851	441	1,292
Area 6A	1,726	299	2,025
Area 6B	1,465	299	1,763
Area 6C	1,828	299	2,127
Area 6D	1,461	299	1,760

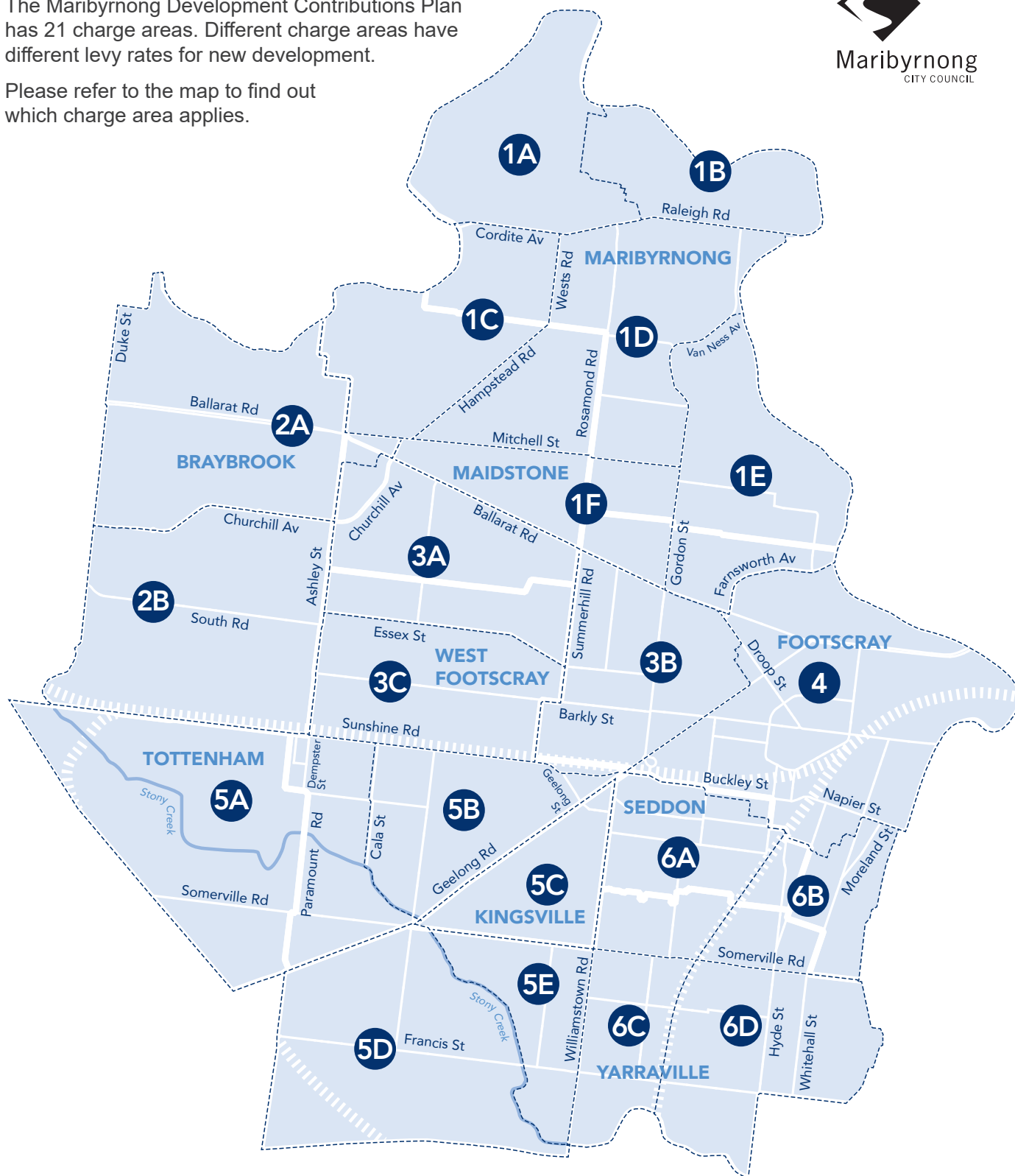
Table 2: Non-Residential Development

	Retail Development	Commercial Development	Industrial Development
Charge Area	Development Infrastructure Levy		
	---- \$ per sqm ----		
Area 1A	-	-	-
Area 1B	8.90	5.74	2.09
Area 1C	22.27	12.83	5.38
Area 1D	13.72	11.49	2.96
Area 1E	15.72	11.80	3.53
Area 1F	11.06	6.35	2.67
Area 2A	21.95	7.79	5.79
Area 2B	43.34	11.15	11.86
Area 3A	43.25	11.43	11.80
Area 3B	34.57	13.26	9.02
Area 3C	42.60	12.25	11.30
Area 4	17.89	14.06	3.95
Area 5A	15.49	7.55	3.89
Area 5B	10.43	6.75	2.45
Area 5C	16.53	7.98	4.16
Area 5D	36.92	10.91	9.96
Area 5E	6.46	6.13	1.32
Area 6A	26.56	12.09	6.72
Area 6B	9.38	6.09	2.20
Area 6C	26.10	10.14	6.80
Area 6D	21.98	9.49	5.63

Maribyrnong DCP Areas

The Maribyrnong Development Contributions Plan has 21 charge areas. Different charge areas have different levy rates for new development.

Please refer to the map to find out which charge area applies.





The DCP has identified 193 infrastructure projects for delivery by 2051. Levies collected will help fund a portion of the DCP's project cost, ensuring the cost of infrastructure delivery is shared between developers and the wider community on a fair and reasonable basis.

Where can I go for more information?

Visit the Maribyrnong City Council website for more information about the Municipal DCP at www.maribyrnong.vic.gov.au/dcp

You can also contact Council's DCP officer at dcp@maribyrnong.vic.gov.au or call 9688 0200.



www.relayservice.com.au

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