**Whitehorse Development Contributions Plan**

A Development Contributions Plan (DCP) allows Council to collect contributions from new developments to support the delivery of infrastructure for a growing community. The contribution may be payments, land or in-kind works.

The need to investigate a development contributions mechanism for the City of Whitehorse was identified some time ago. Significant development has been occurring in the municipality, particularly in Box Hill, and there is an ability for Council to obtain development contributions from future development to help fund the provision of necessary infrastructure generated by the growth.

Preparing and implementing a municipal wide DCP in planning schemes is a rigorous, lengthy and resource intensive process. The ongoing implementation, monitoring and reporting of the DCP must adhere to relevant Ministerial Directions, guidelines and legislative requirements. However, once implemented in the planning scheme, the DCP can provide lasting benefits for the community.

**What is Development Contributions Plan?**

A Development Contributions Plan is a planning document that identifies infrastructure that will be delivered by Council (and other authorities where relevant) and can be partially or fully funded by future developments. In established areas like the City of Whitehorse, infrastructure projects in a DCP would be partially funded by future developments. Council must deliver the listed infrastructure projects over the life of the DCP. The DCP must be regularly reviewed to ensure the projects included in the DCP are relevant to the changing needs of the community and making adjustments to the costs and projects where needed.

The Whitehorse DCP identifies some of the infrastructure projects that will be delivered by Council over a 20 year period, and shows the associated levies to be imposed on new developments towards funding this infrastructure.

Before the Whitehorse DCP can be implemented, it will first need to be adopted by Council and proceed through a planning scheme amendment process, which has a number of steps.

**What stage is the Project at?**

In recognition of a need to explore development contributions mechanisms in Whitehorse, as a first stage, Council prepared the Whitehorse Infrastructure and Development Contributions Framework (Framework). The Framework considered the demand for infrastructure across the municipality and how Council can use infrastructure funding and delivery mechanisms to meet the growing infrastructure needs over time. The Framework highlighted that Council has a significant body of information relating to strategic planning for future development and the infrastructure needed to support existing and new development. This information can form the basis of infrastructure funding mechanisms.

On 20 September 2021, Council resolved to endorse the Framework as the basis for the next stage of the project, which involved the preparation of a municipal wide Development Contributions Plan.

Click here to view the Framework.

A municipal wide Whitehorse Development Contributions Plan prepared by HillPDA Consultants, along with associated planning scheme amendment documents for Amendment C241whse to implement the DCP into the Whitehorse Planning Scheme were endorsed by Council in August 2022 for consultation and to seek authorisation from the Minister for Planning (the Minister) to exhibit the amendment.

Authorisation was received in early October 2022. Amendment C241whse and the Draft Whitehorse DCP are currently on public exhibition inviting submissions from the community and other stakeholders. **Submissions close on 12 December, 2022**. Click here for the amendment documents and details on how to make a submission.

**What are the Next Steps?**

Following the public exhibition, Council will review the submissions and determine how to proceed with the DCP and the amendment. If there are unresolved issues arising from the submissions, Council can request the Minister to appoint an independent Planning Panel to review and hear the submissions.

Following a Public Hearing, the independent Panel will make recommendations in a report to Council. Council will then consider the Panel report and determine whether or not to adopt the DCP and the Amendment.

If Council chooses to adopt the DCP and the Amendment, the next step is to request approval from the Minister for the Amendment, which will include the Whitehorse DCP as an Incorporated Document within the Planning Scheme.

If you have any questions about the DCP and or Amendment C241 please contact Council’s Strategic Planning Unit on (03) 9262 6303.

**PRIVACY STATEMENT**

Any personal information you may include in any submission to Council on the Amendment is collected for planning purposes in accordance with the Planning and Environment Act 1987. In accordance with the “Improving Access to Planning Documents” Practice Note dated December 1999, a copy of your submission may be made available upon request. You may access this information by contacting Council on (03) 9262 6303.