

Development Contributions Plan Fact Sheet



The Doncaster Hill Developer Contributions Plan (DCP) is a mechanism used to levy new developments for financial contributions to planned community infrastructure, such as shared paths, community facilities, streetscape improvements and public art.

The Doncaster Hill Strategy seeks to deliver and/or support a substantial increase in higher density housing, major improvements to the public domain, better public transport services and enhanced traffic management. The Strategy is firmly based on the triple bottom line principles of sustainable development - economically viable, environmentally responsible and socially inclusive.

The achievement of this vision requires substantial investment in new and upgraded infrastructure. Effectively managing development in Doncaster Hill presents the challenge of funding scheduled infrastructure to be used by residents and visitors to the Hill.

The DCP is a requirement of Schedule 1 to the Development Contributions Plan Overlay and has been prepared to:

- Establish development contribution rates for residential and non-residential development
- Explain and justify the method of calculating charges and the items funded through the DCP.

Projects subject to DCP funding

The types of projects funded through a DCP can include:

- New infrastructure or an upgrade to existing infrastructure
- An extension to an existing community facility or construction of a new community facility, ie. MC² community centre.

To qualify for inclusion in a DCP, infrastructure projects must:

- Contribute to the health, safety and wellbeing of the community
- Be consistent with community expectations and be used by a broad cross-section of the community.

Doncaster Hill infrastructure projects to be funded through the DCP have been divided in four categories:

1. Transport - additional traffic signals, footpath widening or new footpaths and road extensions
2. Streetscape - street furniture, tree planting and lighting
3. Public art - art projects which further enhance amenity and promote local character
4. Social infrastructure - provision of community facilities, ie. library, youth and children's services

Find out more about the Doncaster Hill DCP and download current levies at www.doncasterhill.com