

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1**.

STONNINGTON DEVELOPMENT CONTRIBUTIONS PLAN**1.0**31/08/2023
C296ston**Area covered by this development contributions plan**

The Stonnington Municipal-Wide Development Contributions Plan (2020-2040) (DCP) applies to all new development within the nine Charge Areas as shown below in Figure 1.

2.031/08/2023
C296ston**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Community Facility CFCI	\$104,845,000	2020-2040	\$16,457,431	15.70%
Community Facility CFDI	\$6,100,000	2020-2040	\$1,093,590	17.93%
Public Realm PRDI	\$36,613,000	2020-2040	\$7,539,510	20.59%
Road RDDI	\$65,641,360	2020-2040	\$12,660,518	19.29%
Drainage DRDI	\$500,000	2020-2040	\$125,884	25.18%
Open Space OSDI	\$43,350,000	2020-2040	\$7,957,414	18.36%
Plan Preparation DCPD	\$350,000	2020-2040	\$71,554	20.44%
TOTAL	\$257,399,360	2020-2040	\$45,903,354	17.83%

This table sets out a summary of the costs prescribed in the DCP. Refer to the DCP for full details.

Stonnington City Council commits to delivering the DCP projects by 1 July 2040, but may deliver projects earlier. It is likely that projects will be progressively delivered over the DCP period.

Stonnington City Council is both the Collecting Agency and Development Agency for the purpose of the DCP and all of its projects.

Should Council not proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be either:

- Used for the provision of other infrastructure as approved by the Minister responsible for the Planning and Environment Act, or
- Refunded to owners of land subject to these DCP charges.

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Summary of contributions

Charge Area	Levies payable by Residential Development (\$)		
	Development infrastructure	Community infrastructure	All infrastructure
	Per Dwelling	Per Dwelling	Per Dwelling
Armadale	\$2,048.49	\$1,210.00	\$3,258.49
Glen Iris	\$908.63	\$1,094.43	\$2,003.05
Kooyong	\$1,371.94	\$1,125.97	\$2,497.91
Malvern	\$1,741.29	\$1,210.00	\$2,951.29
Malvern East	\$1,114.53	\$1,079.92	\$2,194.45
Prahran	\$1,351.98	\$1,210.00	\$2,561.98
South Yarra	\$1,454.06	\$1,210.00	\$2,664.06
Toorak	\$1,695.74	\$1,210.00	\$2,905.74
Windsor	\$1,464.29	\$1,210.00	\$2,674.29

Charge Area	Levies payable by the Retail Development (\$)		
	Development infrastructure	Community infrastructure	All infrastructure
	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Armadale	\$38.05	-	\$38.05
Glen Iris	\$16.25	-	\$16.25
Kooyong	\$23.57	-	\$23.56
Malvern	\$39.78	-	\$39.78
Malvern East	\$24.08	-	\$24.08
Prahran	\$23.19	-	\$23.19
South Yarra	\$25.78	-	\$25.78
Toorak	\$51.25	-	\$51.25
Windsor	\$22.55	-	\$22.55

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Charge Area	Levies payable by Commercial Development (\$)		
	Development infrastructure	Community infrastructure	All infrastructure
	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Armadale	\$22.48		\$22.48
Glen Iris	\$2.63		\$2.63
Kooyong	\$3.78		\$3.78
Malvern	\$10.13		\$10.13
Malvern East	\$3.86		\$3.86
Prahran	\$10.70		\$10.70
South Yarra	\$12.38		\$12.38
Toorak	\$11.10		\$11.10
Windsor	\$14.51		\$14.51

Charge Area	Levies payable by Industrial Development (\$)		
	Development infrastructure	Community infrastructure	All infrastructure
	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Armadale	\$8.93		\$8.93
Glen Iris	\$4.64		\$4.64
Kooyong	\$6.72		\$6.72
Malvern	\$10.88		\$10.88
Malvern East	\$6.87		\$6.86
Prahran	\$5.81		\$5.81
South Yarra	\$6.39		\$6.39
Toorak	\$14.23		\$14.23
Windsor	\$5.17		\$5.17

Note:

Square metres of floorspace (SQM) refers to gross floor area.

The above listed contribution amounts are current as at 1 August 2020. They will be adjusted annually on 1 August each year to cover the cost of inflation and fluctuations in the cost of construction. The amount of the adjustment will be in accordance with the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics in any adjustment period. A list showing the current contribution amounts will be held at Council's Planning Counter.

For land uses not falling within an expressly defined land use term within this Planning Scheme the applicable rate is determined as commercial.

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Land or development excluded from development contributions plan

No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Stonnington City Council or stated below.

The following development is exempt from a development contribution:

- Land developed for a non-government school.
- Land developed for housing provided by or on behalf of the Department of Health and Human Services.
- Land developed for social housing provided by or on behalf of registered housing agencies.
- Land developed for affordable housing, as defined by Section 3AA of the *Planning and Environment Act 1987*.
- Land which has a section 173 Agreement under the *Planning and Environment Act 1987* and/or a Deed of Agreement which:
 - requires the payment of a development contributions levy; or
 - requires the provision of specified works services or facilities beyond those necessary on or to the land or other land as a result of the grant of any permit; or
 - requires the payment of any development contributions or the provision of specified works services or facilities required to be provided public and/or community infrastructure by any other provision of this scheme; or
 - requires the provision of land for works services or facilities (other than land required to be provided as public open space pursuant to clause 53.01 or section 18 of the *Subdivision Act 1988*); and

explicitly excludes further development contributions to be made.
- For the avoidance of any doubt, the exemption:
 - is limited to the extent of any contribution secured by the section 173 Agreement; and
 - in respect of Land within the Activity Centre Zone does not apply to any section 173 Agreement that secures the provision of works or contributions to demonstrate that a significant community benefit can be achieved for the purposes of Clause 4.4 of the Schedule to Clause 37.08 of the Planning Scheme.
- Construction of a building or carrying out of works or a subdivision that do not generate a net increase in additional demand units, including:
 - Replacement of a building;
 - Renovations or alterations to an existing building;

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- Construction of a fence;
- Outbuildings normal to an existing dwelling;
- Dwelling units that are replaced within a development. This exemption does not apply to net additional dwelling units created by the development.
- Minor net changes to pre-existing non-residential development of less than 50 sqm.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.

Figure 1 - Stonnington DCP Area and Analysis and Charge Areas

