

STONNINGTON PLANNING SCHEME

AMENDMENT C296ston

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Stonnington City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Stonnington City Council.

Land affected by the Amendment

The Amendment applies to all land within the City of Stonnington and affects new residential, retail, commercial and industrial development within the municipality (Figure 1).

Certain types of development which are considered to not increase the demand on infrastructure and services are exempt from the requirement to make contributions.

In addition, land developed for a non-government school, or housing provided by or on behalf of the Department of Health and Human Services (as specified in the *Ministerial Direction on the Preparation and Content of Development Contributions Plans*) is exempt.

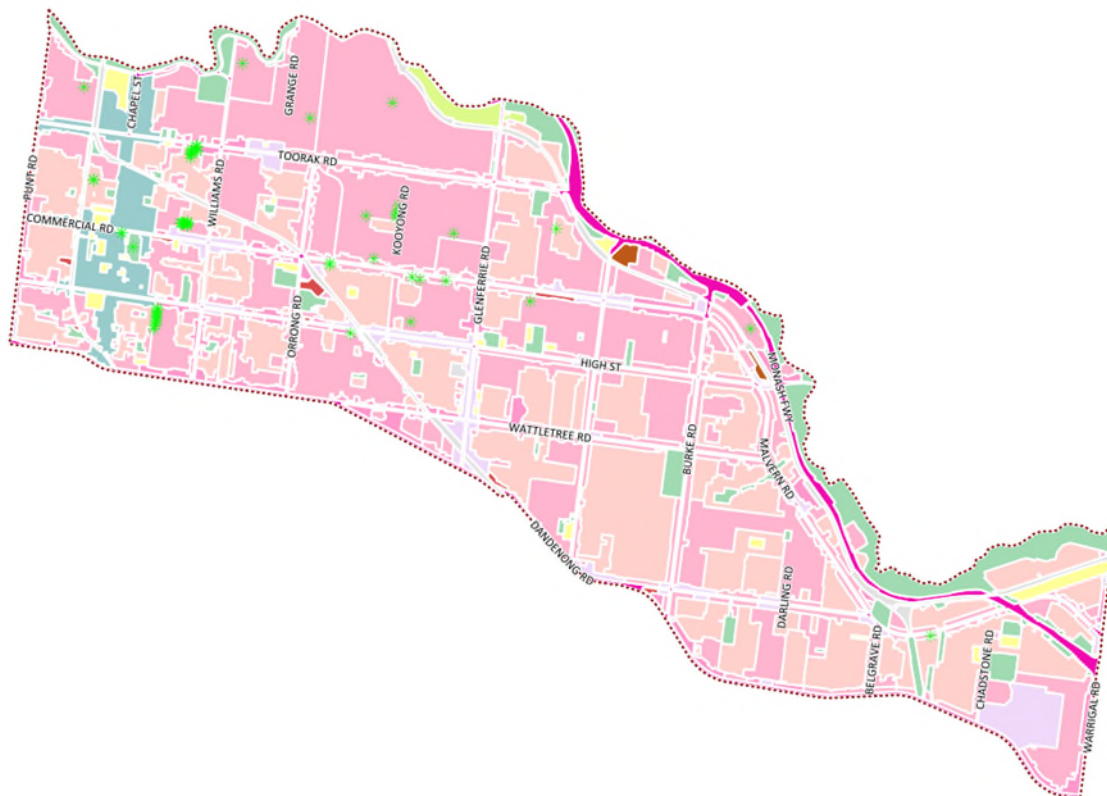


Figure 1: Stonnington City Council Zone Map

What the amendment does

The Amendment:

- Amends Clause 18.01-1L (Integrated transport) and the Schedule to Clause 74.02 (Further strategic work) to reflect the implementation of a municipal-wide development contributions plan.

- Inserts a new Clause 45.06 – Development Contributions Plan Overlay and new Schedule 1 to Clause 45.06 into the Stonnington Planning Scheme.
- Amends the Schedule to Clause 72.03 to include new Planning Scheme Maps: 1DCPO, 2DCPO, 3DCPO, 4DCPO, 5DCPO, 6DCPO, 7DCPO, 8DCPO, 9DCPO and 10DCPO into the Stonnington Planning Scheme.
- Amends the Schedule to Clause 72.04 to incorporate the Stonnington Municipal Wide Development Contributions Plan 2020-2040.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment implements the municipal-wide *Stonnington Municipal Wide Development Contributions Plan 2020-2040*. The Development Contributions Plan (DCP) imposes a development infrastructure levy and community infrastructure levy to fund a range of social and physical infrastructure throughout the municipality. The DCP includes capital infrastructure projects aimed at improving Council's roads, public realm, open space, drainage and community facilities.

The infrastructure is required to cater for the growing population of the municipality and the subsequent increased demand on infrastructure.

The DCP will provide certainty for Council, developers and the broader community about how and to what extent new residential, retail, commercial and industrial developments will be levied to ensure the necessary infrastructure is delivered in a timely manner. The DCP will further reduce the uncertainty and resource requirements associated with the current case-by-case voluntary agreements for contributions between Council and proponents.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment seeks to implement the following objectives set out at Section 4 of the Planning and Environment Act 1987, to:

- a) Provide for the fair, orderly, economic and sustainable use and development of land;
- b) Secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- c) Protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;
- d) Balance the present and future interests of all Victorians.

The amendment seeks to implement these objectives by:

- Providing a structured, fair and equitable method to collect contributions for the provision of essential social and physical infrastructure;
- Providing certainty as to required development contributions; and
- Aiding the provision of necessary social and physical infrastructure throughout the municipality.

How does the Amendment address any environmental, social and economic effects?

Social and economic effects

The amendment is expected to have positive social and economic benefits for the City of Stonnington and the general community. This amendment will ensure the equitable collection and distribution of development contributions throughout the municipality and provide for a significant financial contribution to community infrastructure required to service the local residential population.

The amendment will provide net community benefit as it commits the council to delivering the development and community infrastructure items included in the DCP. It will also ensure that new development contributes to both development and community infrastructure.

Environmental effects

The amendment is also expected to result in positive environmental outcomes as it will fund improvements to Council's open space, sustainable transport, public realm and drainage infrastructure.

Does the Amendment address relevant bushfire risk?

This amendment does not have an impact on bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987*. The Summary of Contributions table under the Schedule to the DCPO is varied to replace 'Facility' with 'Change area number and name'. These variations tailor the levy information to the charge area-based structure of this municipality wide DCP, providing more user-friendly and accessible levy information for planning scheme users. The DCPO Schedule includes a note directing the user to refer to the DCP incorporated document which includes full details of the projects to be funded, including their locations.

The Amendment is consistent with Ministerial Direction No.9, Metropolitan Planning Strategy that requires planning authorities to have regard to the Metropolitan Planning Strategy. The amendment is consistent with, supports and gives effect to the relevant aspects of Plan Melbourne such as:

- Direction 5.3: Deliver social infrastructure to support strong communities: This direction seeks to ensure that future growth in Melbourne is supported with improvements and upgrades in local social infrastructure that meets the needs of this growing population and supports the health and wellbeing of communities.

The amendment has been evaluated in accordance with the strategic considerations set out in Minister's Direction No.11 Strategic Assessment of Amendments and is consistent with those considerations.

The amendment also complies with the requirements of the Ministerial Direction on the preparation and content of development contributions plans

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

Clause 19.03-1S – Development and infrastructure contributions plans

This clause includes the objective: *To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure plans.*

This amendment gives effect to this objective through the preparation and implementation of a development contributions plan across the municipality of Stonnington. This will require the collection of development contributions on the basis of approved development and the development contributions plan, replacing the current ad hoc approach of negotiations on a permit-by-permit basis.

How does the Amendment support or implement the Municipal Planning Strategy?

This amendment implements the Stonnington Municipal Planning Strategy through the preparation of a development contributions plan to assist in funding public infrastructure requirements.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions by applying the Development Contributions Plan Overlay to all land and introducing a Development Contributions Plan into the Stonnington Planning Scheme to equitably fund community and development infrastructure throughout the municipality.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies were sought during the formal exhibition process of Amendment C296ston.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

There are no particular requirements of the *Transport Integration Act 2010* which are relevant to this amendment.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The introduction of a Development Contributions Plan will require updates to Council's accounting processes (including software) in order to manage the receipt and expenditure of funds collected through the DCP. However, the DCP is also expected to generate a significant amount of revenue for Council to assist in delivering essential public infrastructure, which will justify the expected resource and administrative costs.

Where you may inspect this Amendment

The amendment can be inspected free of charge at the Stonnington City Council website at <https://www.stonnington.vic.gov.au/Planning-and-building/Strategic-planning/Planning-scheme-and-amendments>; or

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Stonnington City Council, 311 Glenferrie Road, Malvern VIC 3144

The amendment can also be inspected free of charge at the Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.