

Stonnington Municipal-Wide Development Contributions Plan (2020-2040)

October 2021

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Final

1. Introduction

1.1 Background

The City of Stonnington is an established metropolitan municipality, located between 3 and 13 km from the Melbourne CBD (south-east). The City covers an area of 25.6km² and includes the suburbs of South Yarra, Prahran, Windsor, Toorak, Armadale, Kooyong, Glen Iris, Malvern and Malvern East.

The population of Stonnington is estimated to be 120,784 residents (as of 2019), which is projected to increase to 155,904 residents over the next 20 years to 2040¹, an increase of 35,120. In addition, Council is expected to experience the following increases in non-residential floorspace² over the same time period³:

- Commercial Floorspace – from 495,650m² to 790,103m² (increase of 294,453m²)
- Retail Floorspace – from 856,667m² to 1,095,311m² (increase of 238,644m²)
- Industrial Floorspace – from 56,352m² to 65,862m² (increase of 9,511m²)

In order to maintain the City of Stonnington's valued liveability for both current and future residents and workers within the municipality, this influx of growth requires a proportional investment in public infrastructure.

A Development Contributions Plan (DCP) is the formal planning mechanism within the Victorian Planning System to implement a 'user pays' model. This enables Council to recoup part of the costs for planned infrastructure upgrades which are required to accommodate both existing and future residents and workers coming into the municipality.

The preparation of a DCP is enabled by the *Planning and Environment Act 1987*, with the content being informed by a range of State and local strategies and plans. These are summarised in section 3 of this Plan.

1.2 Purpose

The purpose of the DCP is to ensure that the cost of providing new infrastructure is shared between developers and the wider community on a fair and reasonable basis.

This DCP has been developed in accordance with the following Victorian State Government guidelines which apply to the development contributions system:

- *Understanding Development Contributions;*
- *Preparing a Full Cost Apportionment DCP; and*

¹ *City of Stonnington Population Forecast* (.idcommunity, 2019) *Victoria in Future 2019* and Stonnington DCP Demographics Background Paper

² The term floorspace in the forecasts and this DCP is a reference to 'gross floor area' as defined in the Planning Scheme.

³ *Retail, Commercial and Industrial Growth Forecasts* (SGS Economics and Planning, 2019)

- *Incorporating the DCP into the planning scheme.*

By adhering to these guidelines and utilising Council's service planning framework and current data regarding development projections, the DCP seeks to:

- Identify the infrastructure and facilities needed within the City of Stonnington to maintain a high standard of living for the community;
- Apportion the cost of the required infrastructure over likely users of the infrastructure to the end of the lifespan for the DCP, being 2040;
- Determine the charge or levy rate of development contribution for all development types;
- Explain the method of DCP preparation and levy calculation; and
- Document DCP payment and administrative procedures.

Council has prepared this DCP to apply across the municipality, correlating with Council's recently adopted 10 year Long Term Capital Plan. It is intended to provide a mandatory, equitable and transparent system for ensuring that new development contributes to the cost of public infrastructure.

1.3 Acknowledgement

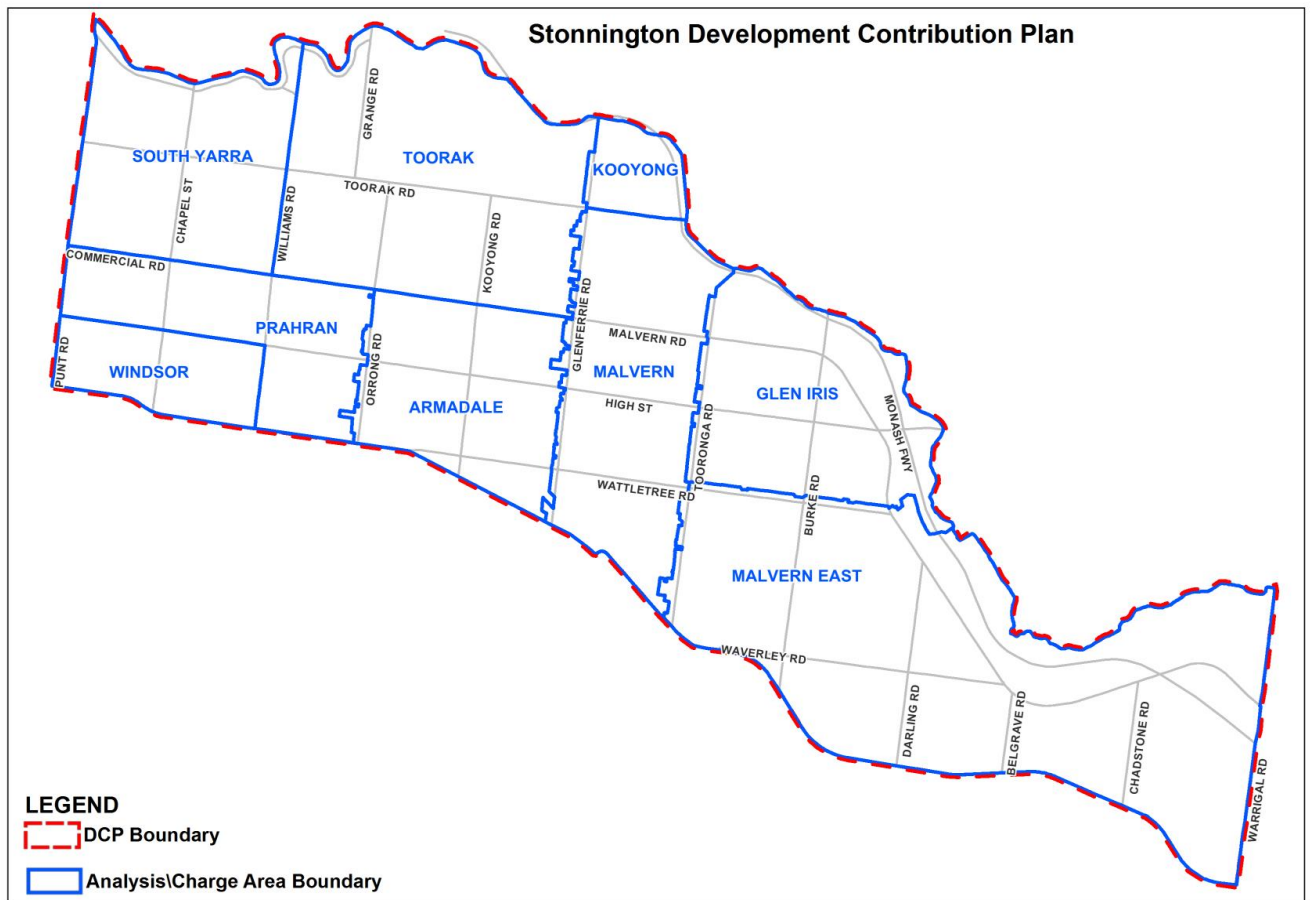
This document has been prepared by Stonnington City Council. Council's Unit Managers provided infrastructure project information and advice regarding project specifications and selection.

1.4 Development Contributions Plan Area

The area to which the Stonnington DCP applies is shown in Figure 1 below. The DCP Area is divided into nine separate Charge Areas for the purpose of this DCP, based on Council's suburban boundaries⁴.

⁴ Stonnington DCP Charge Areas Background Paper

Figure 1 – Stonnington DCP Area and Analysis and Charge Areas



2. Infrastructure Funding Principles

A DCP is a mechanism used to levy new development for contributions towards planned infrastructure which is required by the community.

Clause 21.08-1 of the Stonnington Planning Scheme includes the objective *‘To ensure existing and new infrastructure is sustainable and meets the needs of residents, workers and visitors – current and future.’* The future strategic work identified to achieve this objective includes *‘preparing Development Contribution Plans and/or local policy to address the need for contributions to improve infrastructure.’*

Council will collect development contributions from new development through this DCP. The funds collected will be used to help deliver the nominated infrastructure projects in the DCP.

2.1 Infrastructure Subject to DCP Funding

In accordance with the *Planning and Environment Act 1987*, the State Government’s *Development Contributions Guidelines 2007* (Preparing a Full Cost Apportionment DCP) and associated Ministerial Directions, the types of projects that are able to be funded through a DCP must be ‘capital works’, which can be defined as:

- a new item of infrastructure;
- an upgrade to the standard of provision of an existing infrastructure asset or facility;
- an extension to an existing asset or facility; and
- the replacement of an infrastructure item after it has reached the end of its economic life.

To determine infrastructure projects that are included in the DCP, the infrastructure must be used by a broad cross-section of the community and serve a neighbourhood sized catchment area or larger area.

The types of infrastructure projects that may be included within a DCP must be either:

- basic to health, safety or wellbeing of the community, or
- consistent with the community expectations of what is required to meet its health, safety or wellbeing.

The infrastructure projects that are covered in this DCP are roads, paths (i.e. streetscape or urban design works), drainage, open space improvements and community facilities.

2.2 Infrastructure Funding Principles

The overarching objective of the DCP is to ensure that there is a reasonable nexus between development and infrastructure.

Nexus is defined as occupants of or visitors to a development site being likely users of specified infrastructure, as defined by DCP Guidelines 2007. This is assessed having regard to the nine Charge Areas as the basis for defining the catchment area for each infrastructure project.

The cost of a project is apportioned to all total demand units within its catchment area to the end of the DCP timeframe (2040). An allowance is made for estimated external usage of Council's infrastructure from outside the catchment area.

This means that the cost of infrastructure is allocated to:

- existing development – the share of cost attributed to existing development is paid by Council given there is no means by which to charge such development;
- external demand allowance – the share of cost that is attributed to external demand is paid by Council on behalf of such users of infrastructure; and
- new development – will pay its share of the cost of infrastructure via the planning and / or building permit process.

The estimated share of cost attributed to new development is approximately 17.83% of the cost of infrastructure.

Section 6 of this document explains in more detail how the above principles are applied to formulate the DCP charges per demand unit.

3. Strategic Basis for the DCP

3.1 State Government Policy Setting

3.1.1 Planning and Environment Act 1987

Part 3B of the *Planning and Environment Act 1987* permits Council to collect contributions from new development to fund:

- *the provision of works, services and facilities in relation to the development of land in the area to which the plan applies; and*
- *the reasonable costs and expenses incurred by the planning authority in preparing the plan and any strategic plan or precinct structure plan relating to, or required for, the preparation of the development contributions plan.*

3.1.2 Ministerial Direction

The Ministerial Direction on the Preparation and Content of Development Contributions Plans provides guidance to Councils in relation to the preparation and content of a DCP, as well as annual reporting requirements for Councils and other collecting agencies.

3.1.3 Plan Melbourne 2017-2050

Plan Melbourne is a metropolitan planning strategy that defines the future shape of the City and State over the next 35 years.

The plan includes a 5-year implementation plan with 112 actions, including key initiatives to be completed by the State Government in partnership with Local Governments. These initiatives range from developing housing plans and land use framework plans across the different metropolitan regions, to planning and implementing large scale integrated public infrastructure networks (e.g. strategic cycling corridors, planting and green infrastructure and integrated water management interventions).

The aim of Plan Melbourne is to ensure a comprehensive and sustainable evolution of the Melbourne metropolitan region. Council has ensured that the growth forecasts included within the DCP generally align with those in Plan Melbourne, and that the infrastructure projects included within the DCP account for the City of Stonnington's crucial role within the larger region.

3.1.4 Victoria In Future

Victoria in Future (VIF) is the official State Government projection of population and households. It includes trends and projections in birth rates, life expectancy, migration and living arrangements across all of Victoria.

For Local Government areas, it covers the period from 2016 – 2036, and projects an increase of 20,795 dwellings within the City of Stonnington during this time period⁵.

The population projections included in the DCP generally align with VIF projections.

3.1.5 Victorian Planning Provisions - Clause 19.03 – Development Infrastructure

Clause 19.03 of the Victorian Planning Provisions has the objective *‘To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans’*.

The provisions of Clause 19.03 specify that DCPs and Infrastructure Contributions Plans (ICPs) are, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

3.2 Council Policy Setting

3.2.1 Stonnington Planning Scheme – Clause 21.08 - Infrastructure

Clause 21.08 of Council’s Municipal Strategic Statement is most relevant to the DCP and highlights the need for associated social and physical infrastructure as a focus for future development planning in Stonnington.

It specifies the following future strategic work to be undertaken:

- *In conjunction with the relevant agencies:*
 - *Undertaking an Infrastructure Capacity Audit of the utility (drainage, water and sewerage), transport (roads, paths and public transport) and community (open space and social) infrastructure in the City and surrounding region.*
 - *Identifying areas with capacity for growth and areas for infrastructure improvement.*
 - *Exploring integrated water management opportunities with relevant stakeholders and agencies.*
 - *Preparing an Infrastructure Improvement Plan and a Sustainable Transport Plan for the City.*
 - *Preparing Development Contribution Plans and/or local policy to address the need for contributions to improve infrastructure.*
- *Preparing Development Contributions Plans for levying financial contributions for specific services in specific growth precincts.*
- *Undertaking an Integrated Land Use and Transport Study of all Stonnington’s main roads (in conjunction with relevant government agencies), addressing road capacity, preferred priority mode and traffic management treatments and the implications for adjoining land use.*
- *Undertaking movement capacity assessments of specific precincts identified for growth to assist in the fair and appropriate management of future parking provision, traffic management and accessibility by walking, cycling and public transport.*

⁵ *Victoria in Future* (Victorian State Government, 2019)

3.2.2 Stonnington Planning Scheme – Clause 21.09 – Reference Documents

Clause 21.09 of Council's Municipal Strategic Statement summarises Council's strategic studies which have informed the preparation of the planning scheme, ranging from the all-encompassing Council Plan to the more targeted Chapel reVision Structure Plan (which guides the development of the Chapel Street Activity Centre).

It is noted that many of the strategies listed within Clause 21.09 have also informed the infrastructure projects included within Council's adopted 10 Year Capital Works Program (further discussed in section 3.2.5). This demonstrates Council's integrated approach to plan for both the growth of the municipality and the infrastructure upgrades required to meet the needs of residents, workers and visitors.

3.2.3 Stonnington Planning Scheme Review (2018)

The recent Planning Scheme Review undertook the following work:

- assessed the Stonnington Planning Scheme against the recently approved Council Plan 2017-21 and Plan Melbourne 2017-2050, and:
- developed a ranked inventory of actions for the short, medium and long term.

Action Number 22 is to *'Investigate a city-wide development contributions plan. Progress this to determine possible development contributions plans or infrastructure contributions plans to implement into the planning scheme as appropriate.'*

This DCP achieves this action by providing a comprehensive plan for funding infrastructure across the municipality.

3.2.4 Council Plan 2017-2021

The City of Stonnington's Council Plan 2017-2021 articulates Council's Vision, Goals and Strategic Actions that guide decision-making over a four-year term.

Council's vision is implemented through four key pillars of Community, Liveability, Environment and Economy. Within the Liveability pillar, the following actions are relevant to the preparation of the municipal-wide Development Contributions Plan:

- L3 – Balance the competing demands of maintaining residential amenity and population growth through appropriate planning.
- L6 – Maintain Council's infrastructure and assets essential for the sustainable operation of the City.

The preparation and implementation of this Development Contributions Plan across the municipality furthers the objectives of the Council Plan, both ensuring proper planning of growth and funding of public infrastructure to accommodate new residents and workers.

3.2.5 Council Budget 2019/20

Adopted in June 2020, the Council budget is linked to the commitments outlined in the Council Plan and includes a Long Term 10 Year Capital Works Program (2020/21FY to 2029/30FY).

The list of infrastructure projects included within Ten Year Capital Works Program was developed in close consultation with the relevant Unit Managers across Council, and directly informs the list of projects included within the DCP.

Following the finalisation of the Ten Year Capital Works Program, Council Officers worked closely with each Unit Manager to further refine each project which is considered eligible for funding under a DCP. This ensures that the relevant information is provided in accordance with the Victorian State Government guidelines relating to the preparation of a DCP.

3.2.6 Activity Centre Structure Plans

The following strategies have been prepared by Council to guide a range of important aspects of each respective centre, including development, land use, movement, public realm/open space, strategic opportunities, economic/social planning and sustainability.

- Chapel Revision Structure Plan (and Neighbourhood Framework Plans)
- Glenferrie Road/High Street Structure Plan
- Hawksburn Village Structure Plan
- Toorak Village Structure Plan
- Dandenong Road and Waverley Road Urban Design Frameworks

Each structure plan includes a detailed implementation plan to deliver on its objectives – a number of which relate to capital works improvements. It is noted that a number of projects included within the DCP are referred to in these structure plans, but may be linked to a different strategy within the DCP table of projects at **Appendix A**. This is dependent on which strategy each Unit Manager linked the relevant Project Manager to during the capital works planning process.

3.2.7 Birth to 25 - Children, Youth and Family Strategy

This strategy identifies a vision for families, children and young people in Stonnington, and a series of priority actions outlining what Council will focus on during the life of the plan.

In relation to infrastructure planning, this strategy includes a number of initiatives relating to providing increased facilities to cater for youth development and has informed community facility initiatives listed within the DCP.

3.2.8 Recreation Strategy 2014-2024

This strategy provides the framework to plan, develop and implement initiatives that encourage sport and recreation within the City of Stonnington over a 10-year period to 2024.

In relation to infrastructure planning, this strategy includes a number of initiatives relating to the provision of recreation facilities across the municipality and has informed several community facility projects listed within the DCP.

3.2.9 Pavilion Redevelopment Strategy

This strategy was developed to provide Council with a planned and pragmatic approach to the future redevelopment and upgrade of Council's 16 sports pavilions over the next 10-16 years, recognising that sports pavilions are valuable community hubs that provide a range of recreation, social and sporting opportunities to the broader community.

The Pavilion Redevelopment Strategy defines three models of sports pavilions (including facility requirements) and categorises Council's existing pavilions according to the three models.

In relation to infrastructure planning, this strategy includes a number of initiatives relating to the upgrade of pavilions across the municipality and has informed several community facility projects listed within the DCP.

3.2.10 Inclusion Plan 2019-2022

The purpose of this plan is to continue to facilitate and provide an accessible range of community services and facilities in partnership with the community and other agencies to promote wellbeing, safety, social independence and inclusion in the community.

In relation to infrastructure planning, this strategy includes a number of actions relating to improvements to infrastructure to enhance accessibility and has informed several community facility projects listed in the DCP.

3.2.11 Municipal Public Health and Wellbeing Plan 2017-2021

The purpose of this plan is to guide Council's planning, policy and strategic direction in response to community health and wellbeing priorities.

In relation to infrastructure planning, this strategy includes a number of actions relating to improvements to public health infrastructure and has informed several infrastructure projects listed in the DCP.

3.2.12 Positive Ageing Strategy 2018-2021

The Positive Ageing Strategy sets out the strategic direction for Council in meeting the needs of older residents. It aims to improve the health and wellbeing of the Stonnington community by: facilitating responsive and inclusive services and programs; delivering quality accessible infrastructure and public spaces; pursuing strong partnerships and collaboration with other service providers and community groups; reducing barriers to participation in community life; and providing public spaces that support community wellbeing and liveability.

In relation to infrastructure planning, this strategy includes a number of actions relating to improvements to infrastructure to cater for older residents and has informed several community facility projects listed in the DCP.

3.2.13 Towards Zero Road Safety Strategy 2018 – 2022

The objective of this strategy is to promote safe road-based travel by reducing death and serious injury on roads within the City of Stonnington and by aligning with the targets set under the Victorian Government’s Towards Zero Action Plan (2017 – 2022), on the journey to ultimately achieving zero road deaths and serious injuries.

In relation to infrastructure planning, this strategy includes a number of actions to improve safety within the transport network for all users and has informed several road projects listed in the DCP.

3.2.14 Cycling Strategy 2020-2025

The Stonnington Cycling Strategy 2020-2025 aims to enhance the physical and social environments in order to support more people to cycle, and people to cycle more often. The Strategy addresses all cycling facilities in Stonnington, including trails, shared paths, on-road bike lanes and associated infrastructure (such as signage, resting places and parking facilities), as well as programs and services to promote and encourage participation. In particular, the Strategy focuses on ensuring good access to key local destinations, such as shopping, education, recreation and employment locations.

In relation to infrastructure planning, this strategy includes a number of initiatives relating to the provision of improved cycling infrastructure across the municipality and has informed several road projects listed within the DCP.

3.2.15 Roads – Asset Management Table

This is a table provided by Council’s Urban and Infrastructure unit – it details which road improvement projects are required over the next 5, 10 and 15 year periods.

In relation to infrastructure planning, this table includes a number of initiatives relating to the provision of improved road infrastructure across the municipality and has informed several road projects listed within the DCP.

3.2.16 Road Management Plan 2017

This plan has been developed to manage Stonnington’s municipal road system, taking into consideration the important links provided by the State road network. The Plan has been established to provide Council with a road system, which caters for the needs of those who reside within the City or visit its many attractions.

In relation to infrastructure planning, this plan includes a number of initiatives relating to the provision of improved road infrastructure across the municipality and has informed several road projects listed within the DCP.

3.2.17 Flood Management Plan 2013

This plan, in coordination with Council's proposed Amendment C221 controls and associated background documents, can help inform the drainage works required over the next 10 years at a municipal level.

In relation to infrastructure planning, this plan includes a number of initiatives relating to the provision of improved drainage infrastructure across the municipality and has informed several drainage projects listed within the DCP.

3.2.18 Asset Management Policy 2011

This purpose of this policy is to outline a framework for the sustainable management of Council's infrastructure, including the provision of an asset base and a plan for its renewal.

In relation to infrastructure planning, this policy includes a number of initiatives relating to the upgrade of Council assets across the municipality and has informed a number of projects listed within the DCP.

3.2.19 Chapel Street Masterplan

This plan provides a strategy for identifying and prioritising public domain upgrades within the Chapel Street Activity Centre – it serves as an implementation strategy for Chapel Revision in regard to public realm improvements.

In relation to infrastructure planning, this plan includes a number of initiatives relating to improving the public realm and open space of the Chapel Street Activity Centre and has informed several public realm and open space projects listed within the DCP.

3.2.20 Public Realm Strategy

The Public Realm Strategy is a holistic, Council-wide strategy intended as a guide to view the public realm. It supports high level Council coordination that in turn allows the effective and efficient delivery of a high-quality public realm. The Public Realm Strategy provides vision and direction for Stonnington's public realm. It guides the planning, design and management of the public realm and aims to develop a sense of place, community wellbeing and access for all people to Stonnington's public spaces.

In relation to infrastructure planning, this strategy includes a number of initiatives relating to the upgrade of the public realm across the municipality and has informed a number of projects listed within the DCP.

3.2.21 Public Realm Styles and Guidelines

These guidelines have been created to assist in the coordinated design of activity centres. They set out the landscape materials, streetscape furniture and design principles to be used across the municipality.

These guidelines have been applied to the public realm projects within the DCP in order to inform and cost required streetscape improvements.

3.2.22 Urban Forest Strategy 2017-2022

The Urban Forest Strategy has been developed to help enable the protection and enhancement of the urban forest in the face of the many challenges that affect urban trees. The Strategy provides clear direction for Council and the community on tree management in both the public and private realm.

This strategy has informed future landscaping/planting improvements across the municipality, ensuring that the DCP can assist in funding the development of an urban forest.

4. Charging Areas and Growth Projections

4.1 Analysis Areas and Charging Areas

A DCP specifies three area definitions:

- DCP Area – the total area covered by a DCP Overlay in the planning scheme.
- Analysis Area – the area used to define infrastructure project catchments in a DCP, which can be the whole DCP Area or part of it. An analysis area is the smallest possible project catchment, but multiple analysis areas can be aggregated to define larger catchments for infrastructure projects which serve a wider region.
- Charge Area – the area for which the DCP charge for a particular project applies to, as specified in the planning scheme. For the purposes of this DCP, Charge Areas are the same as analysis areas, and the project catchments are defined in terms of one or more Charge Areas.

This DCP has nine Analysis Areas and Charging Areas, being the Charge Areas as shown in Figure 1.

Council has used suburban boundaries as both the analysis and Charge Areas, due to the alignment of this approach with other Council processes for planning growth and infrastructure. The resulting Analysis/Charge Areas are considered small enough to represent different user catchments and provide a nexus to each infrastructure project.

4.2 Current and Projected Development

The projected amount of residential development within each Charge Area is based on Stonnington City Council's dwelling projections provided by Forecast ID to 2029.

The projections for retail, commercial and industrial floorspace was developed by SGS Economics and Planning. Council provided SGS with current floorspace estimates obtained by valuations data (as at 2018), and these were extrapolated using SGS's Small Area Model. The Small Area Model is maintained by SGS and includes employment forecasts across the State by industry. These can then be used to determine the amount of floorspace required within a given time frame to accommodate the projected employment growth. The SGS Retail, Commercial and Industrial Growth Forecasts document is provided in **Appendix B**.

There are estimated to be 59,484 dwellings within the municipality (as of 2020), which is projected to increase to 73,615 dwellings over the next 20 years to 2040⁶ (increase of 14,131 dwellings, or 23.76%). In addition, Council is expected to experience the following increases in non-residential floorspace over the same time period⁷:

⁶ *City of Stonnington Population Forecast* (.idcommunity, 2019) *Victoria in Future* 2019 and Stonnington DCP Demographics Background Paper

⁷ *Retail, Commercial and Industrial Growth Forecasts* (SGS Economics and Planning, 2019) and Stonnington DCP Demographics Background Paper

- Commercial floorspace – from 495,650² to 790,103m² (increase of 294,453m² or 59.41%)
- Retail floorspace – from 856,667m² to 1,095,311m² (increase of 238,644m² or 27.86%)
- Industrial floorspace – from 56,352m² to 65,862m² (increase of 9,511m² or 16.88%)

The adopted development projections for the DCP is shown in Tables 1-4 below:

Table 1 – Residential (# of Dwellings)

Suburb	2020	2040	Change 2020-2040	
Armadale	5,414	6,046	632	11.66%
Glen Iris	4,459	5,518	1,059	23.75%
Kooyong	1,778	2,252	474	26.68%
Malvern	3,446	4,226	780	22.64%
Malvern East	9,559	12,321	2,762	28.90%
Prahran	7,739	9,894	2,155	27.85%
South Yarra	15,521	20,294	4,773	30.75%
Toorak	7,330	8,172	842	11.49%
Windsor	4,238	4,891	653	15.41%
Total	59,484	73,615	14,131	23.76%

Table 2 – Commercial (floorspace in sqm)

Suburb	2020	2040	Change 2020-2040	
Armadale	35,304	57,222	21,918	62.08%
Glen Iris	35,199	54,899	19,700	55.97%
Kooyong	4,834	7,350	2,516	52.04%
Malvern	63,965	105,760	41,795	65.34%
Malvern East	56,675	86,613	29,938	52.82%
Prahran	80,413	135,558	55,145	68.58%
South Yarra	137,985	214,449	76,464	55.41%
Toorak	36,034	55,502	19,468	54.03%
Windsor	45,241	72,750	27,509	60.81%
Total	495,650	790,103	294,453	59.41%

Table 3 – Retail (floorspace in sqm)

Suburb	2020	2040	Change 2020-2040	
Armadale	74,646	93,699	19,053	25.53%
Glen Iris	23,127	29,723	6,597	28.52%
Kooyong	1,440	1,981	541	37.59%
Malvern	82,374	106,186	23,812	28.91%
Malvern East	256,174	331,149	74,975	29.27%
Prahran	125,450	158,185	32,736	26.09%
South Yarra	202,965	257,890	54,926	27.06%
Toorak	35,321	44,400	9,079	25.70%
Windsor	55,171	72,097	16,926	30.68%
Total	856,667	1,095,311	238,644	27.86%

Table 4 – Industrial (floorspace in sqm)

Suburb	2020	2040	Change 2020-2040	
Armadale	8,101	9,505	1,405	17.34%
Glen Iris	16,326	19,420	3,094	18.95%
Kooyong				
Malvern	4,155	4,746	590	14.21%
Malvern East	3,659	4,569	909	24.85%
Prahran	16,206	18,696	2,490	15.36%
South Yarra	4,866	5,592	725	14.90%
Toorak				
Windsor	3,038	3,335	298	9.80%
Total	56,352	65,862	9,511	16.88%

4.3 Common Demand Unit and Equivalence Ratios

The Victorian State Government's guidelines for the preparation of a DCP specify that where more than one land use is deemed to be a user of an infrastructure category, it is necessary to convert the land use types into a common demand unit in order to undertake development contribution calculations. This is done by using equivalence ratios.

The common demand unit selected for this DCP is one dwelling.

In this DCP, public realm, road, drainage and DCP preparation project categories are deemed to be used by all development types. Equivalence ratios are used for those infrastructure categories.

However, for community facility and open space projects, only residential development is deemed to be a user of the items, and as such, no ratios are required for those project types.

The adopted ratios are shown in Table 5 below.

Table 5 – Equivalency Ratios⁸

Land Use	Infrastructure Category					
	Road	Drainage	Public Realm	Open Space	Community Facilities	DCP Prep
Residential	1 Dwelling	1 Dwelling	1 Dwelling	1 Dwelling	1 Dwelling	1 Dwelling
Retail Premises	19 m ² floorspace	100 m ² floorspace	70 m ² floorspace	N/A	N/A	120 m ² floorspace
Office/Service Industry	121 m ² floorspace	100 m ² floorspace	50 m ² floorspace	N/A	N/A	120 m ² floorspace
Industry (other than service industry)	67 m ² floorspace	200 m ² floorspace	500 m ² floorspace	N/A	N/A	120 m ² floorspace

4.4 Total Demand Units

The next step is to determine total demand units for each category of infrastructure. The total demand unit figure is used to calculate the infrastructure or DCP charge (i.e. it is the number to apportion costs over). This is determined by dividing the development data by the equivalence ratios. The total number of demand units for each project is shown in Tables 6-9 below.

Table 6 – Road Category Demand Units

Road	Residential			Commercial			Retail			Industrial			Overall total demand units at 2040
Charge Area	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	
Armadale	5,414	632	6,046	292	181	473	3,929	1,003	4,932	121	21	142	11,592
Glen Iris	4,459	1,059	5,518	291	163	454	1,217	347	1,564	244	46	290	7,826
Kooyong	1,778	474	2,252	40	21	61	76	28	104	0	0	0	2,417
Malvern	3,446	780	4,226	529	345	874	4,335	1,253	5,589	62	9	71	10,760
Malvern East	9,559	2,762	12,321	468	247	716	13,483	3,946	17,429	55	14	68	30,534
Prahran	7,739	2,155	9,894	665	456	1,120	6,603	1,723	8,326	242	37	279	19,619
South Yarra	15,521	4,773	20,294	1,140	632	1,772	10,682	2,891	13,573	73	11	83	35,723
Toorak	7,330	842	8,172	298	161	459	1,859	478	2,337	0	0	0	10,967
Windsor	4,238	653	4,891	374	227	601	2,904	891	3,795	45	4	50	9,337
Total	59,484	14,131	73,615	4,096	2,433	6,530	45,088	12,560	57,648	841	142	983	138,776

Table 7 – Public Realm Category Demand Units

Public Realm	Residential			Commercial			Retail			Industrial			Overall total demand units at 2040
Charge Area	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	
Armadale	5,414	632	6,046	706	438	1,144	1,066	272	1,339	16	3	19	8,548

⁸ Adapted from Hill PDA 2019 Yarra Development Contribution Plan 2017, Yarra City Council

Stonnington Municipal-Wide Development Contributions Plan

Glen Iris	4,459	1,059	5,518	704	394	1,098	330	94	425	33	6	39	7,079
Kooyong	1,778	474	2,252	97	50	147	21	8	28	0	0	0	2,428
Malvern	3,446	780	4,226	1,279	836	2,115	1,177	340	1,517	8	1	9	7,868
Malvern East	9,559	2,762	12,321	1,133	599	1,732	3,660	1,071	4,731	7	2	9	18,793
Prahran	7,739	2,155	9,894	1,608	1,103	2,711	1,792	468	2,260	32	5	37	14,903
South Yarra	15,521	4,773	20,294	2,760	1,529	4,289	2,899	785	3,684	10	1	11	28,279
Toorak	7,330	842	8,172	721	389	1,110	505	130	634	0	0	0	9,916
Windsor	4,238	653	4,891	905	550	1,455	788	242	1,030	6	1	7	7,383
Total	59,484	14,131	73,615	9,913	5,889	15,802	12,238	3,409	15,647	113	19	132	105,196

Table 8 – Drainage Category Demand Units

Drainage	Residential			Commercial			Retail			Industrial			Overall total demand units at 2040
Charge Area	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	
Armadale	5,414	632	6,046	353	219	572	746	191	937	41	7	48	7,602
Glen Iris	4,459	1,059	5,518	352	197	549	231	66	297	82	15	97	6,461
Kooyong	1,778	474	2,252	48	25	73	14	5	20	0	0	0	2,346
Malvern	3,446	780	4,226	640	418	1,058	824	238	1,062	21	3	24	6,369
Malvern East	9,559	2,762	12,321	567	299	866	2,562	750	3,311	18	5	23	16,522
Prahran	7,739	2,155	9,894	804	551	1,356	1,254	327	1,582	81	12	93	12,925
South Yarra	15,521	4,773	20,294	1,380	765	2,144	2,030	549	2,579	24	4	28	25,046
Toorak	7,330	842	8,172	360	195	555	353	91	444	0	0	0	9,171
Windsor	4,238	653	4,891	452	275	728	552	169	721	15	1	17	6,356
Total	59,484	14,131	73,615	4,957	2,945	7,901	8,567	2,386	10,953	282	48	329	92,798

Table 9 – DCP Preparation Category Demand Units

DCP Preparation	Residential			Commercial			Retail			Industrial			Overall total demand units at 2040
Charge Area	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	Existing 2020	New 2020-2040	Total 2040	
Armada	5,414	632	6,046	294	183	477	622	159	781	68	12	79	7,382
Glen Iris	4,459	1,059	5,518	293	164	457	193	55	248	136	26	162	6,385
Kooyong	1,778	474	2,252	40	21	61	12	5	17	0	0	0	2,330
Malvern	3,446	780	4,226	533	348	881	686	198	885	35	5	40	6,032
Malvern East	9,559	2,762	12,321	472	249	722	2,135	625	2,760	30	8	38	15,841
Prahran	7,739	2,155	9,894	670	460	1,130	1,045	273	1,318	135	21	156	12,498
South Yarra	15,521	4,773	20,294	1,150	637	1,787	1,691	458	2,149	41	6	47	24,277
Toorak	7,330	842	8,172	300	162	463	294	76	370	0	0	0	9,004
Windsor	4,238	653	4,891	377	229	606	460	141	601	25	2	28	6,126
Total	59,484	14,131	73,615	4,130	2,454	6,584	7,139	1,989	9,128	470	79	549	89,876

5. Infrastructure Projects

5.1 Projects Included in the DCP

As noted in section 3 of this plan, Council has developed several strategies which prescribe required infrastructure improvements in the short, medium and long term. These improvements have been consolidated into Council's 10 Year Capital Works Program.

Council Officers then further refined the list of projects within the Capital Works Program, removing any infrastructure projects which are considered ineligible for funding under a DCP (in accordance with State Government Guidelines and Ministerial Direction on the Form and Content of Development Contributions Plans). The remaining list of projects has been included in the DCP. It is noted that no maintenance projects have been included in this DCP.

The location of projects included in the DCP is shown in Figure 2 below. The list of projects can be found in **Appendix A**.

In total, the DCP comprises 195 projects with a value of \$257,339,360. The projects are classified as follows.

Table 10 – Summary of Projects by Infrastructure Category

Infrastructure Category	Number of Projects	Estimated Cost	Cost Attributable to New Development	Proportion of Cost Attributable to New Development	Council's Contribution	Proportion of Cost Attributable to Council
Community Facility - Community Infrastructure (CFCI)	20	\$104,845,000	\$16,457,431	15.70%	\$88,387,569	84.30%
Community Facility - Development Infrastructure (CFDI)	7	\$6,100,000	\$1,093,590	17.93%	\$5,006,410	82.07%
Public Realm - Development Infrastructure (PRDI)	18	\$36,613,000	\$7,539,510	20.59%	\$29,073,490	79.41%
Road - Development Infrastructure (RDDI)	140	\$65,641,360	\$12,660,518	19.29%	\$52,980,842	80.71%
Drainage - Development Infrastructure (DRDI)	1	\$500,000	\$125,884	25.18%	\$374,116	74.82%
Open Space - Development Infrastructure (OSDI)	8	\$43,350,000	\$7,957,414	18.36%	\$35,392,586	81.64%
Development Contributions Plan Preparation (DCPP)	1	\$350,000	\$69,007	19.72%	\$280,993	80.28%
Total	195	\$257,399,360	\$45,903,354	17.83%	\$211,496,006	82.17%

Table 11 – Summary of DIL charges by infrastructure category, per charge area for residential development

DCP DIL Charge per Infrastructure Category per dwelling							Total
	Community Facility	Public Realm	Road	Drainage	Open Space	DCP Plan	
Armadale	\$127.55	\$925.16	\$470.07	\$6.45	\$515.55	\$3.70	\$2,048.49
Glen Iris	\$75.98	\$0.00	\$306.94	\$6.45	\$515.55	\$3.70	\$908.63
Kooyong	\$65.17	\$0.00	\$445.93	\$6.45	\$850.68	\$3.70	\$1,371.94
Malvern	\$75.98	\$214.00	\$695.92	\$6.45	\$745.24	\$3.70	\$1,741.29
Malvern East	\$94.49	\$0.00	\$455.78	\$6.45	\$554.11	\$3.70	\$1,114.53
Prahran	\$77.02	\$393.08	\$332.17	\$6.45	\$539.56	\$3.70	\$1,351.98
South Yarra	\$66.45	\$464.93	\$361.86	\$6.45	\$550.66	\$3.70	\$1,454.06
Toorak	\$66.45	\$167.24	\$926.62	\$6.45	\$525.28	\$3.70	\$1,695.74
Windsor	\$65.17	\$613.17	\$260.25	\$6.45	\$515.55	\$3.70	\$1,464.29

Table 12 – Summary of DIL charges by infrastructure category, per charge area for retail development

DCP DIL Charge per Infrastructure Category per retail sqm							Total
	Community Facility	Public Realm	Road	Drainage	Open Space	DCP Plan	
Armadale		\$13.22	\$24.74	\$0.06		\$0.03	\$38.05
Glen Iris		\$0.00	\$16.15	\$0.06		\$0.03	\$16.25
Kooyong		\$0.00	\$23.47	\$0.06		\$0.03	\$23.56
Malvern		\$3.06	\$36.63	\$0.06		\$0.03	\$39.78
Malvern East		\$0.00	\$23.99	\$0.06		\$0.03	\$24.08
Prahran		\$5.62	\$17.48	\$0.06		\$0.03	\$23.19
South Yarra		\$6.64	\$19.05	\$0.06		\$0.03	\$25.78
Toorak		\$2.39	\$48.77	\$0.06		\$0.03	\$51.25
Windsor		\$8.76	\$13.70	\$0.06		\$0.03	\$22.55

Table 13 – Summary of DIL charges by infrastructure category, per charge area for commercial development

DCP DIL Charge per Infrastructure Category per commercial sqm							Total
	Community Facility	Public Realm	Road	Drainage	Open Space	DCP Plan	
Armadale		\$18.50	\$3.88	\$0.06		\$0.03	\$22.48
Glen Iris		\$0.00	\$2.54	\$0.06		\$0.03	\$2.63
Kooyong		\$0.00	\$3.69	\$0.06		\$0.03	\$3.78
Malvern		\$4.28	\$5.75	\$0.06		\$0.03	\$10.13
Malvern East		\$0.00	\$3.77	\$0.06		\$0.03	\$3.86
Prahran		\$7.86	\$2.75	\$0.06		\$0.03	\$10.70
South Yarra		\$9.30	\$2.99	\$0.06		\$0.03	\$12.38
Toorak		\$3.34	\$7.66	\$0.06		\$0.03	\$11.10
Windsor		\$12.26	\$2.15	\$0.06		\$0.03	\$14.51

Table 14 – Summary of DIL charges by infrastructure category, per charge area for industrial development

DCP DIL Charge per Infrastructure Category per industrial sqm							Total
	Community Facility	Public Realm	Road	Drainage	Open Space	DCP Plan	
Armadale		\$1.85	\$7.02	\$0.03		\$0.03	\$8.93
Glen Iris		\$0.00	\$4.58	\$0.03		\$0.03	\$4.64
Kooyong		\$0.00	\$6.66	\$0.03		\$0.03	\$6.72
Malvern		\$0.43	\$10.39	\$0.03		\$0.03	\$10.88
Malvern East		\$0.00	\$6.80	\$0.03		\$0.03	\$6.86
Prahran		\$0.79	\$4.96	\$0.03		\$0.03	\$5.81
South Yarra		\$0.93	\$5.40	\$0.03		\$0.03	\$6.39
Toorak		\$0.33	\$13.83	\$0.03		\$0.03	\$14.23
Windsor		\$1.23	\$3.88	\$0.03		\$0.03	\$5.17

It should be noted that the projects included in this DCP do not overlap with Council's Public Open Space (POS) Contribution Levy. As per Council's capital works plan, the following projects are funded by the levy collected via the Schedule to Clause 53.01 Public Open Space Contribution and Subdivision. These projects are not proposed to be funded through this DCP.

Table 15 - Open Space Reserve Funded Projects list 2020-2030

Open space reserve:
GMC003 - Strategic property acquisitions and improvements for open space
PKS010 - Gardiner Creek Biodiversity
PSD001 - Pocket park temporary upgrades
PSD002 - Windsor Siding masterplan - final stage
PSD003 - Implementation of landscape plans/masterplans for park improvements
PSD010 - Princess Gardens masterplan
PSD018 - Mount Street Masterplan Delivery
PSD027 - Toorak Park masterplan
PSD030 - 15 Balmoral St, South Yarra - Pocket park development
PSD031 - 22A Grattan St, Prahran - Pocket park development
PSD032 - 7 Hobson St, South Yarra - Pocket park development
PSD033 - West St, Armadale - Road conversion to new open space
PSD034 - Wilson St, South Yarra - Road conversion to new open space
PSD035 - Vista Grove, Toorak - Road conversion to new open space
PSD037 - Dog Park

Projects are coded DI or CI in this DCP. The Planning and Environment Act 1987 requires that infrastructure be classified under two categories:

- development infrastructure (DI); or
- community infrastructure (CI).

Development infrastructure is defined as infrastructure which is required for basic community health, safety or wellbeing and this may involve roads, paths and drainage.

Community infrastructure includes construction of all other buildings or facilities that will be used for community or social purposes. However, some community facilities have been defined

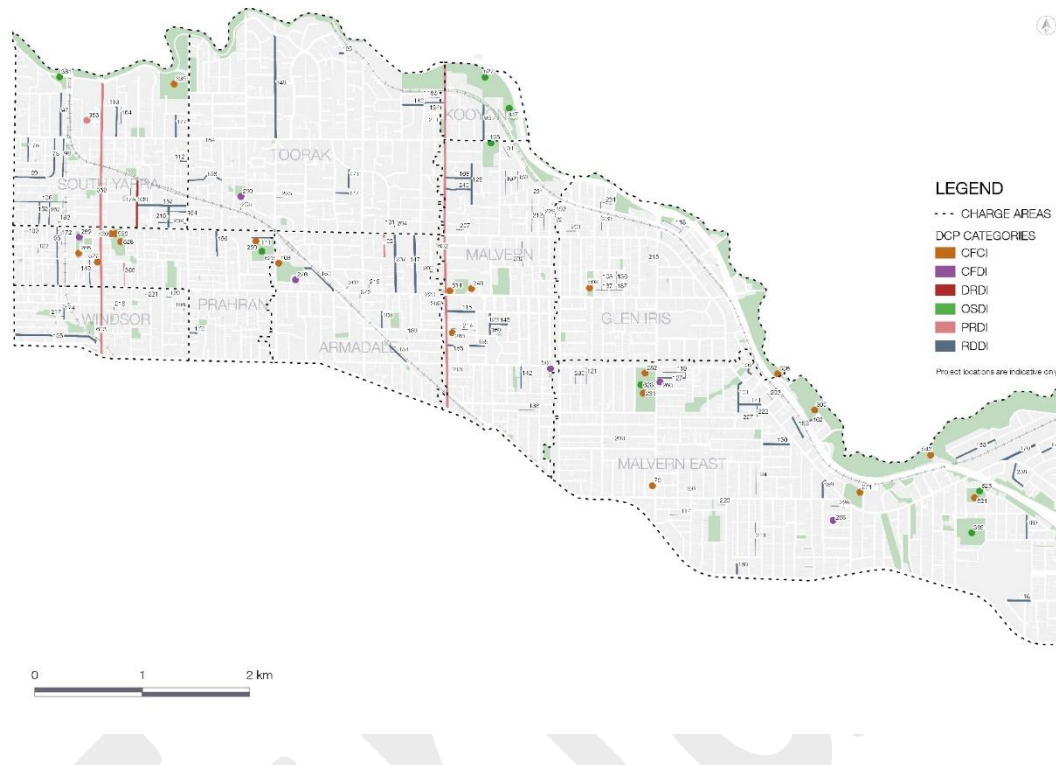
by Ministerial Direction as Development Infrastructure for DCP purposes, these being Kindergartens and Maternal and Child Health Care Facilities.

The DCP project locations are shown in Figure 2 below.

Final

Figure 2 – DCP Project Locations

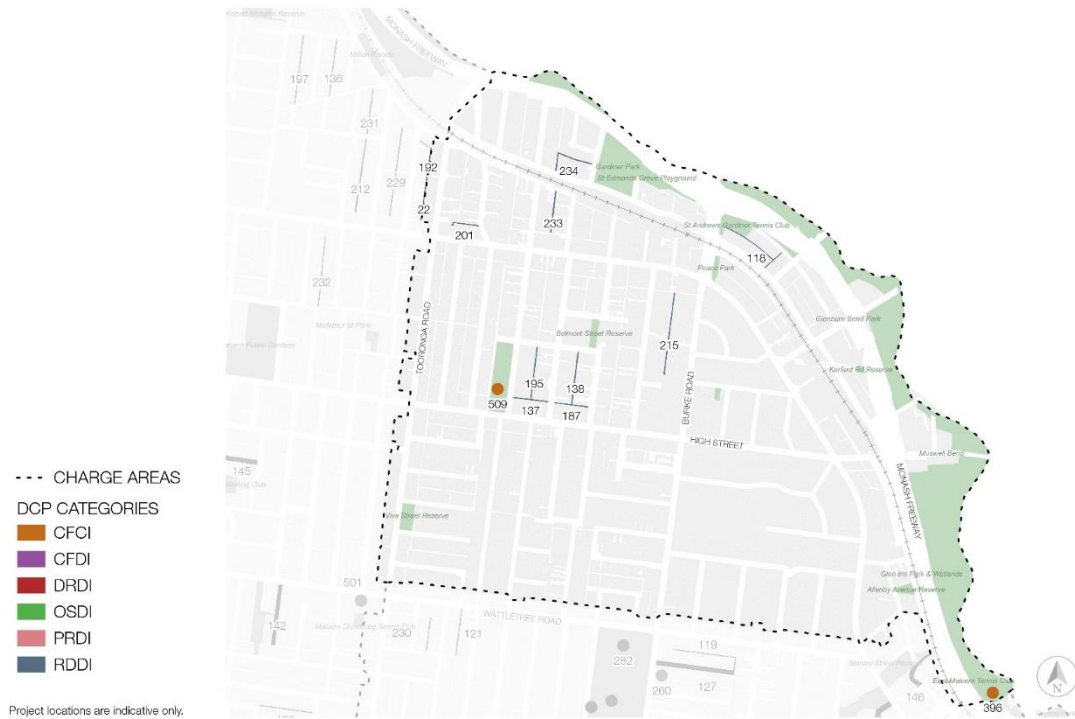
STONNINGTON MUNICIPAL WIDE DEVELOPMENT CONTRIBUTIONS PLAN



ARMADALE

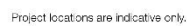


GLEN IRIS

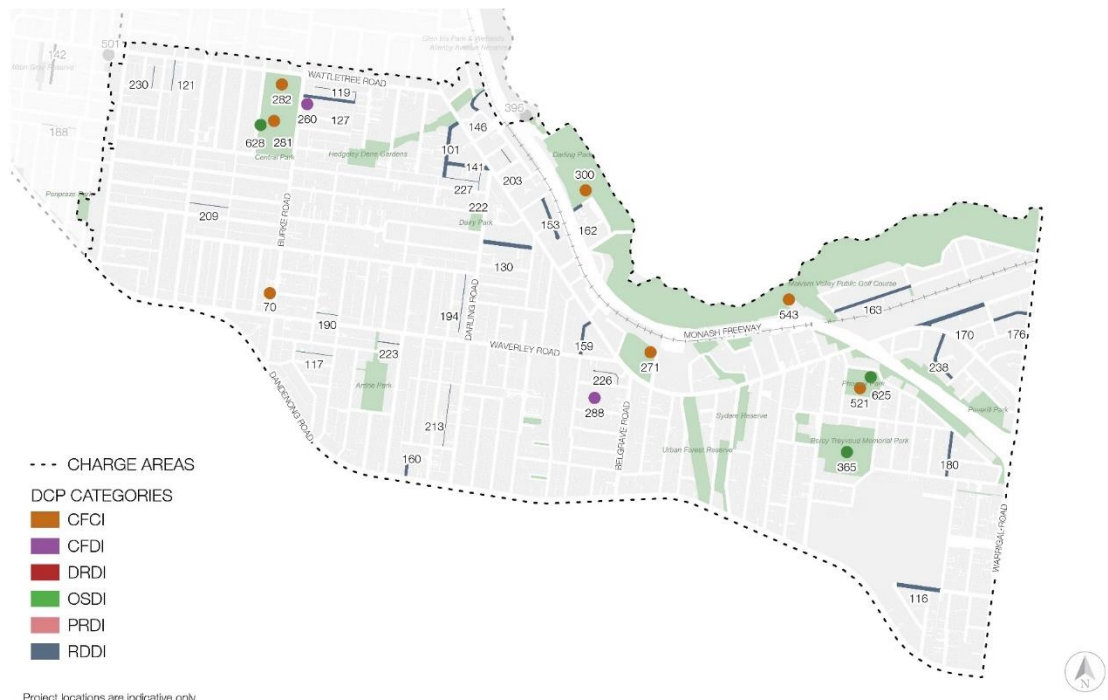


KOOYONG





MALVERN EAST



PRAHRAN



SOUTH YARRA



TOORAK



WINDSOR



5.2 Project Timing and Delivery

The infrastructure projects listed in this DCP have been selected to ensure that facilities are provided when demand thresholds are achieved and / or at the time existing assets have passed their effective operating life.

Council commits to delivering the projects in the timeline between 2020 and 2040.

5.3 Impact Mitigation

Impact mitigation conditions are development approvals for the recovery of any other costs incurred by the community, Council or other infrastructure providers as a result of the specific nature of development or from development departing from the planned sequence, density or usage pattern anticipated by the DCP. The impact mitigation conditions will be applied on a case by case basis to specific development projects in addition to relevant DCP charges.

6. Charging Rates

6.1 Calculation Method

In accordance with DCP Guidelines 2007, the method to calculate DCP levies is as follows:

- list the infrastructure projects and costs included in the DCP;
- identify the main catchment area for each infrastructure project;

- quantify development in each main catchment area;
- convert the development into common demand units to quantify the total demand for infrastructure;
- calculate the infrastructure levy payable for each infrastructure project by dividing the cost of the project by the total number of demand units in the main catchment area; and
- calculate the total infrastructure levies in each area by community infrastructure projects and development infrastructure projects.

Appendix A shows the calculation data and results for each project.

6.2 Project Catchments

A unique project catchment was identified for each project in this DCP (see **Appendix A** for details). The catchment identification process was undertaken in collaboration with Council officers.

The nine Charge Areas provide the geographic basis for defining catchments. Projects were classified as serving local, sub-regional or municipal areas based on their intended purpose. A catchment was defined based on the project location and its service area was defined by using one or more Charge Areas for each project.

The project catchments are informed by:

- catchments identified in relevant Council strategies, for example Council's Open Space Strategy;
- State Government Guidelines, including *Planning for Community Infrastructure in Growth Areas* (2008);
- infrastructure service and safety standards; and
- scale/type of infrastructure and proximity to DCP Area boundaries.

Table 16 – Catchment Identification Process

Project Catchment	Project Type	Example
Immediate DCP Charge Area	Local –infrastructure services the immediate analysis area.	Road refurbishment for a local street not in close proximity to adjacent analysis areas.
Immediate DCP Charge Area plus adjacent DCP Charge Area	Local with boundary overlap – infrastructure services the immediate area but overlaps and runs along the boundary of adjacent analysis area(s).	Road refurbishment for street which runs along an adjacent analysis area.
Geographic region including several DCP Charge Areas	Regional –the infrastructure services a broader catchment, but not the entire municipality.	The upgrade of a regional park with unique facilities that are the only available option within the broader area.
Municipality	Municipal-Wide – the infrastructure services the entire municipality.	The upgrade of major civic facility of which there is only one in the municipality.

6.3 Allowance for External Demand

Development in the Charge Areas will be required to pay a contribution in accordance with estimated share of use of the planned infrastructure. The scheduled infrastructure is assessed based on the estimated percentage of users outside of the nominated Charge Areas. Therefore, a portion of the total project cost is discounted from the DCP calculations to ensure development within the DCP Area is charged fairly.

This DCP has made a 5% allowance for external demand across all DCP projects. This allowance is provided to account for use of projects from outside the nominated catchment - given Stonnington's location in Melbourne - and beyond the life of the DCP.

The cost of this allowance is discounted from development contribution charges and will be borne by Council. Consideration was made for a detailed analysis of projected future external demand for each project but the benefit of such a process is deemed disproportionate to the utility of the results of such a study within the context of a DCP.

6.4 DCP Charges

The DCP charges are shown in Tables 16-19 below. This shows the charges summed for each project to levy categories and areas to generate a total DCP figure per development unit for each of the nine Charge Areas in the municipality.

In the table 'm²' refers to square metres of gross floorspace and 'DI' refers to Development Infrastructure Levy and 'CI' refers to Community Infrastructure Levy.

Table 16 – DCP Charges – Residential (per dwelling)

Charge Area	Levies Payable by Residential Development		
	Development Infrastructure	Community Infrastructure	All Infrastructure
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

Table 17 – DCP Charges – Retail (per m²)

Charge Area	Levies Payable by Retail Development		
	Development Infrastructure	Community Infrastructure	All Infrastructure
Armadale	\$38.05		\$38.05
Glen Iris	\$16.25		\$16.25
Kooyong	\$23.57		\$23.57
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

Table 18 – DCP Charges – Commercial (per m²)

Charge Area	Levies Payable by Commercial Development		
	Development Infrastructure	Community Infrastructure	All Infrastructure
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

Table 19 – DCP Charges – Industrial (per m²)

Charge Area	Levies Payable by Industrial Development		
	Development Infrastructure	Community Infrastructure	All Infrastructure
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		\$6.87
Prahran	\$5.81		\$5.81
South Yarra	\$6.39		\$6.39
Toorak	\$14.23		\$14.23
Windsor	\$5.17		\$5.17

6.5 Indexation

The above listed contribution amounts are current as at 1 August 2020. They will be adjusted annually on August 1 each year to cover inflation, by applying the Consumer Price Index for

Melbourne (All Groups) as published by the Australian Bureau of Statistics as of 1 August each year.

A list showing the current contribution amounts will be maintained by Council's Finance Department and will be made publicly available (including at Council's Planning Counter).

7. Procedural Matters

7.1 Collection Agency and Development Agency

Stonnington City Council is the Collecting Agency for the purposes of this DCP.

Stonnington City Council is the Development Agency for the purposes of this DCP.

7.2 Liability

The main land use types identified in the DCP are Residential⁹, Retail¹⁰, Commercial and Industrial¹¹. Commercial refers to office floorspace and any development other than Residential, Retail or Industrial development.

For land uses not nested within the planning scheme definition of the above uses, the levy rates which apply to 'Commercial' will be used unless the Collection Agency agrees to apply the Residential, Retail or Industrial rate based on a submission by a permit applicant that can, to the satisfaction of the Collecting Agency, justify the application of that rate.

7.3 Payment of Development Contributions

Method of Payment

Payment of development contributions is to be made in cash.

Council may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable, subject to the Owner entering into an agreement under Section 173 of the Planning and Environment Act 1987 in respect of the proposed land, works, services or facilities.

Basis for Payment

Each net additional demand unit shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling or building or an extension to an existing non-residential building.

Payment of the Development Infrastructure Levy

⁹ A reference to residential development is a reference to the development of dwelling(s) as defined under the Planning Scheme.

¹⁰ Retail development means development for 'retail' as defined in the Planning Scheme.

¹¹ Industrial development means development for 'industry' as defined under the Planning Scheme.

Payment of the Development Infrastructure Levy is to be made at subdivision stage, planning permit stage or building permit stage as applicable to the development.

- Development Infrastructure Levy where a planning permit is required for subdivision – Payment of the Development Infrastructure Levy is to be made prior to the issue of a statement of compliance for the approved subdivision.
- Development Infrastructure Levy where a planning permit is not required for subdivision but a planning permit is required for development - Payment of the Development Infrastructure Levy is to be made prior to the commencement of any development or works.
- Development Infrastructure Levy where a planning permit is not required for the development - Payment of the Development Infrastructure Levy is to be made no later than the date of issue of a building permit under the Building Act 1993.

Payment of the Community Infrastructure Levy

Payment of the Community Infrastructure Levy must be made at the building permit stage.

- Community Infrastructure Levy at building permit stage – Payment of the Community Infrastructure Levy is to be made no later than the date of issue of a building permit under the Building Act 1993.

Deferral of Payment

The Collection Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date.

7.4 Charge Areas

The Charge Areas for this DCP are the nine areas of the municipality as shown in Figure 1 of this plan.

7.5 Exemptions

No land or development is exempt from this DCP 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. This applies to social housing development delivered by and for registered housing associations. This exemption does not apply to private dwellings provided by or on behalf of the Department of Health and Human Services;
- 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.
- 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); or
- 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;
 - construction of a fence; and
 - 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.

7.6 Council Administration of Funds

Funds collected through development contributions will be held in a specific DCP interest-bearing account in accordance with the provisions of the Local Government Act 1989 (Part 3b section 46Q(1)(a)). All monies held in this account will be used for the provision of infrastructure as itemised in this DCP.

7.7 Project Costs

The funds received from contributions are intended to partially fund the infrastructure projects identified in the DCP. Council has allocated funds to cover the balance of the costs required to construct the items of infrastructure through the Adopted Budget and 10 Year Capital Works Program.

It is estimated that approximately 17.83% of the cost of committed infrastructure will be recovered by the DCP. Stonnington City Council commits to delivering the DCP projects by 1 July 2040.

7.8 Annual Reporting

Stonnington City Council will provide for regular monitoring and reporting of the DCP in accordance with Ministerial Direction on the Reporting Requirements for Development Contributions Plans of 11 October 2016.

7.9 DCP Review

The DCP will be reviewed on a five-year basis to ensure the general nature of the document is reasonably consistent with estimates of future development and project needs and costs but accepting that future conditions will invariably depart from the future estimates generated for the DCP to some extent.

Should the DCP significantly depart from the future estimates shown in this document, as defined by Stonnington City Council, Council will consider options to revise the DCP in full or part as deemed necessary.

7.10 Projects Considered Not Required

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 for Planning, or
- refunded to owners of land subject to these DCP charges.

Appendix A

List of DCP Infrastructure Projects

No	Project Name	Scope of Works	Source	Delivery	Estimated Total Project Cost (\$)	Project Type	Project Catchment	Demand Units	Change in DU	External Demand	Share of Use to MCA	Cost Per Demand Unit	% MCA Cost to DCP	Total Project Cost to MCA (\$)	MCA Cost to DCP (\$)	MCA Cost to Council (\$)
22	Right of Way Asset Lane: Rear 251 Tooronga/2 Cressy, Lane 9087 to Lane 11082	Renewal of laneway and drainage expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$6.07	20.64%	\$47,500	\$9,803	\$37,697
31	ROW Asset LANE: 80/82 ELIZABETH, LANE 9034 TO ARTHUR STREET	Renewal of laneway and drainage expansion	Road Management Plan 2017	2020-2040	\$90,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$7.95	22.19%	\$85,500	\$18,973	\$66,527
70	MCAC Functional Upgrades	MCAC Functional Upgrades - Resurfacing of the timber floor	Council Plan 2017-2021	2020-2040	\$100,000	CFCI	Glen Iris Malvern East	17839	3821	5.00%	95.00%	\$5.33	21.42%	\$95,000	\$20,348	\$74,652
95	Charles Street - Road Refurbishment	Kerb and Channel renewal, drainage upgrade and pavement rehabilitation	Road Management Plan 2017	2020-2040	\$950,000	RDDI	Prahran	19619	4371	5.00%	95.00%	\$46.00	22.28%	\$902,500	\$201,082	\$701,418
96	Avenel Road - Road Refurbishment	Re-lay bluestone kerb and channel, new drainage, footpath & resurfacing	Road Management Plan 2017	2020-2040	\$600,000	RDDI	Kooyong	2417	524	5.00%	95.00%	\$235.79	21.66%	\$570,000	\$123,471	\$446,529
97	Darling Street South Yarra Toorak Rd to Domain Rd	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$955,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$25.40	23.25%	\$907,250	\$210,970	\$696,280
98	Osborne Street South Yarra Toorak Rd to Fawkner St	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$805,000	RDDI	Prahran South Yarra	55343	12678	5.00%	95.00%	\$13.82	22.91%	\$764,750	\$175,195	\$589,555
99	Fawkner Street South Yarra Punt to Powell	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$900,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$23.93	23.25%	\$855,000	\$198,820	\$656,180
101	Hedgeley Ave - Road Refurbishment	Kerb and Channel renewal, drainage upgrade and pavement rehabilitation	Road Management Plan 2017	2020-2040	\$650,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$20.22	22.82%	\$617,500	\$140,939	\$476,561
102	Car Park Facility Rehabilitation	Pavement rehabilitation, kerbing reconstruction and minor drainage	Road Management Plan 2017	2020-2040	\$5,346,000	PRDI	Armadaale	8548	1345	5.00%	95.00%	\$594.17	15.73%	\$5,078,700	\$799,088	\$4,279,612
103	Meryl Street Refurbishment	Pavement rehabilitation, kerb replacement, footpath renewal, drainage improvements	Road Management Plan 2017	2020-2040	\$450,000	RDDI	Armadaale	11592	1836	5.00%	95.00%	\$36.88	15.84%	\$427,500	\$67,727	\$359,773
105	Peel Street Refurbishment Stages 1&2	Pavement rehabilitation, kerb replacement, footpath renewal, drainage improvements	Road Management Plan 2017	2020-2040	\$1,000,000	RDDI	Windsor	9337	1776	5.00%	95.00%	\$101.75	19.02%	\$950,000	\$180,671	\$769,329
106	Argo Street Refurbishment	Pavement rehabilitation, kerb replacement, footpath renewal, drainage improvements	Road Management Plan 2017	2020-2040	\$900,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$23.93	23.25%	\$855,000	\$198,820	\$656,180
108	Arterial road and Shopping centre footpath repair and maintenance	Footpath works	Road Management Plan 2017	2020-2040	\$1,450,000	RDDI	Prahran Windsor South Yarra Toorak Glen Iris Malvern Malvern East	138776	29267	5.00%	95.00%	\$9.93	21.09%	\$1,377,500	\$290,503	\$1,086,997

No	Project Name	Scope of Works	Source	Delivery	Estimated Total Project Cost (\$)	Project Type	Project Catchment	Demand Units	Change in DU	External Demand	Share of Use to MCA	Cost Per Demand Unit	% MCA Cost to DCP	Total Project Cost to MCA (\$)	MCA Cost to DCP (\$)	MCA Cost to Council (\$)
							Kooyong Armadale									
111	Molesworth Street Prahran Refurbishment	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020- 2040	\$640,000	RDDI	Prahran	19619	4371	5.00%	95.00%	\$30.99	22.28%	\$608,000	\$135,465	\$472,535
112	Quamby Avenue South Yarra Refurbishment	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020- 2040	\$170,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$4.52	23.25%	\$161,500	\$37,555	\$123,945
113	River Street South Yarra Refurbishment Toorak to Malcolm	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020- 2040	\$900,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$23.93	23.25%	\$855,000	\$198,820	\$656,180
114	Local Roads Footpath Renewal	Reconstruction of footpath and associated works	Road Management Plan 2017	2020- 2040	\$6,000,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$519.72	13.50%	\$5,700,000	\$769,487	\$4,930,513
115	Stanhope Street Refurbishment Glenferrie to Irving	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020- 2040	\$900,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$79.46	22.19%	\$855,000	\$189,731	\$665,269
116	Castlebar Road MALVERN EAST Refurbishment Stage 1 Woodlands Grv to Capon St	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020- 2040	\$980,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$30.49	22.82%	\$931,000	\$212,493	\$718,507
117	ROW South of Ardrie Road Btw Emo & Warley Roads; Asset 19402	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020- 2040	\$350,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$10.89	22.82%	\$332,500	\$75,890	\$256,610
118	Right of Way Rear 1-9 Great Valley Road & Rear 4-26 Wills St; Asset 19068 & 19069	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020- 2040	\$380,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$46.13	20.64%	\$361,000	\$74,504	\$286,496
119	Right of Way Rear of 364-390 Wattletree Rd & Side of 27 Davies St; Asset 19525 & 19530	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020- 2040	\$300,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$9.33	22.82%	\$285,000	\$65,049	\$219,951
120	Right of Way Newry Lane Newry St to Road End; Asset 18782	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020- 2040	\$100,000	RDDI	Windsor	9337	1776	5.00%	95.00%	\$10.17	19.02%	\$95,000	\$18,067	\$76,933
121	Right of Way Rear of 24 Westgarth to 314 Wattletree Road; Asset 18702	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020- 2040	\$150,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$4.67	22.82%	\$142,500	\$32,524	\$109,976
122	Right of Way Rear of 43 Greville St to Rear of 49 Perth St; Asset 19614	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020- 2040	\$220,000	RDDI	Prahran	19619	4371	5.00%	95.00%	\$10.65	22.28%	\$209,000	\$46,566	\$162,434
123	Oxford Street Malvern	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020- 2040	\$620,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$54.74	22.19%	\$589,000	\$130,704	\$458,296
124	Monomeath Ave Toorak	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020- 2040	\$450,000	RDDI	Toorak Kooyong	13385	2004	5.00%	95.00%	\$31.94	14.97%	\$427,500	\$64,013	\$363,487
127	Davies Street Malvern East	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020- 2040	\$550,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$17.11	22.82%	\$522,500	\$119,256	\$403,244

No	Project Name	Scope of Works	Source	Delivery	Estimated Total Project Cost (\$)	Project Type	Project Catchment	Demand Units	Change in DU	External Demand	Share of Use to MCA	Cost Per Demand Unit	% MCA Cost to DCP	Total Project Cost to MCA (\$)	MCA Cost to DCP (\$)	MCA Cost to Council (\$)
128	Wilks Ave Toorak	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$750,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$64.97	13.50%	\$712,500	\$96,186	\$616,314
130	Dundonald Ave Malvern East	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$550,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$17.11	22.82%	\$522,500	\$119,256	\$403,244
135	Sir Robert Menzies Reserve Retaining Wall	Construction of retaining wall	Flood Management Plan 2013	2020-2040	\$1,500,000	OSDI	Malvern Kooyong	6479	1255	5.00%	95.00%	\$219.96	19.36%	\$1,425,000	\$275,947	\$1,149,053
136	Right of Way Rear of 1 - 21 Lara Street; Asset 19091	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$290,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$25.60	22.19%	\$275,500	\$61,136	\$214,364
137	Right of Way 9019.2 at Rear of 1427/1435 High Street Stage 1	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$120,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$14.57	20.64%	\$114,000	\$23,527	\$90,473
138	Right of Way 9016.1 at 1-17 Belmont Ave Glen Iris	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$8,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$0.97	20.64%	\$7,600	\$1,568	\$6,032
140	Toorak Avenue Reconstruction	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$550,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$47.64	13.50%	\$522,500	\$70,536	\$451,964
141	Dene Avenue Reconstruction	Reconstruct kerbing, drainage upgrade, road profiling and resurfacing.	Road Management Plan 2017	2020-2040	\$530,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$16.49	22.82%	\$503,500	\$114,920	\$388,580
142	Cummins Grove Reconstruction	Reconstruct kerbing, footpath, pavement, drainage and road surface	Road Management Plan 2017	2020-2040	\$520,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$45.91	22.19%	\$494,000	\$109,623	\$384,377
145	Parkside Street Reconstruction	Reconstruct kerbing, footpath, pavement, upgrade drainage & Resurfacing	Road Management Plan 2017	2020-2040	\$490,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$43.26	22.19%	\$465,500	\$103,298	\$362,202
146	Allenby Avenue - Wilton Vale Crescent to Railway Reserve	New Kerb and Channel, Drainage, footpath and Refurbishment of Concrete Road	Road Management Plan 2017	2020-2040	\$550,000	RDDI	Glen Iris Malvern East	38360	8584	5.00%	95.00%	\$13.62	22.38%	\$522,500	\$116,926	\$405,574
147	Mercer Road Armadale High Street to Malvern Road 2 Stages	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$1,500,000	RDDI	Armadale	11592	1836	5.00%	95.00%	\$122.93	15.84%	\$1,425,000	\$225,756	\$1,199,244
148	Orrong Road Toorak 3 Stages	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$2,450,000	RDDI	Prahran Toorak Armadale	42179	7688	5.00%	95.00%	\$55.18	18.23%	\$2,327,500	\$424,256	\$1,903,244
149	Macquarie Street Refurbishment - Prahran	Reconstruction of Road, Kerbing, Footpath. New Drainage	Road Management Plan 2017	2020-2040	\$500,000	RDDI	Prahran	19619	4371	5.00%	95.00%	\$24.21	22.28%	\$475,000	\$105,832	\$369,168
150	Osment Street Armadale Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$550,000	RDDI	Armadale	11592	1836	5.00%	95.00%	\$45.07	15.84%	\$522,500	\$82,777	\$439,723
151	Inverness Avenue Refurbishment Wattle tree to No Thru Road	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$500,000	RDDI	Armadale	11592	1836	5.00%	95.00%	\$40.98	15.84%	\$475,000	\$75,252	\$399,748

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152	Tyrone Street Refurbishment Commercial to Argo	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$530,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$14.09	23.25%	\$503,500	\$117,083	\$386,417
153	Cairnes Crescent Refurbishment - 1st of 3 Stages	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$800,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$24.89	22.82%	\$760,000	\$173,464	\$586,536
154	Joy Street Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$350,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$9.31	23.25%	\$332,500	\$77,319	\$255,181
155	Edsall St Refurbishment Stg 1 Nicholls to Isaballe Stg2 Glenferrie to Drysdale	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$750,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$66.22	22.19%	\$712,500	\$158,109	\$554,391
156	Lorne Road Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$500,000	RDDI	Prahran	19619	4371	5.00%	95.00%	\$24.21	22.28%	\$475,000	\$105,832	\$369,168
157	Motherwell Street Refurbishment Stage 1 of 2 Stages	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$750,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$64.97	13.50%	\$712,500	\$96,186	\$616,314
158	Gordon Street Concrete Road Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$320,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$27.72	13.50%	\$304,000	\$41,039	\$262,961
159	Melrose Ave Concrete Rd Refurbishment Heritage Overlay	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$650,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$20.22	22.82%	\$617,500	\$140,939	\$476,561
160	Langville Court Concrete Rd Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$350,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$10.89	22.82%	\$332,500	\$75,890	\$256,610
162	Basil Street Concrete Rd Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$770,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$23.96	22.82%	\$731,500	\$166,959	\$564,541
163	Argyll Street Refurbishment Stage 1 of 3 Stages	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$1,810,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$56.31	22.82%	\$1,719,500	\$392,461	\$1,327,039
164	River Lane Refurbishment	Reconstruction of Bluestone Laneway with Bluestone Pitchers	Road Management Plan 2017	2020-2040	\$400,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$10.64	23.25%	\$380,000	\$88,364	\$291,636
165	Theodore Court Refurbishment (Macadam Pavement)	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$120,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$10.39	13.50%	\$114,000	\$15,390	\$98,610
166	Hobson Street Refurbishment (Trees in Road Pavement)	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$400,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$10.64	23.25%	\$380,000	\$88,364	\$291,636

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167	Moore Street Refurbishment Commercial to Argo	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$530,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$14.09	23.25%	\$503,500	\$117,083	\$386,417
168	Hamilton Road Concrete Rd Refurbishment - Heritage Overlay	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$5,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$0.44	22.19%	\$4,750	\$1,054	\$3,696
169	Oxford Street Refurbishment Full Reconstruction	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$490,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$43.26	22.19%	\$465,500	\$103,298	\$362,202
170	Batesford Road Refurbishment Stage 1 of 2 Stages	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$1,000,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$31.11	22.82%	\$950,000	\$216,829	\$733,171
171	Ottawa Road Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$350,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$30.32	13.50%	\$332,500	\$44,887	\$287,613
172	Thomas Place Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$430,000	RDDI	Prahran	19619	4371	5.00%	95.00%	\$20.82	22.28%	\$408,500	\$91,016	\$317,484
173	Davis Avenue Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$940,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$25.00	23.25%	\$893,000	\$207,656	\$685,344
174	Stewart Street Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$350,000	RDDI	Windsor	9337	1776	5.00%	95.00%	\$35.61	19.02%	\$332,500	\$63,235	\$269,265
175	Palfreyman Street Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$510,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$13.56	23.25%	\$484,500	\$112,665	\$371,835
176	Mountfield Avenue Refurbishment Stage 1 of 2 Stages	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$405,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$12.60	22.82%	\$384,750	\$87,816	\$296,934
177	Fulham Avenue Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$500,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$13.30	23.25%	\$475,000	\$110,456	\$364,544
178	Caroline Street Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$500,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$13.30	23.25%	\$475,000	\$110,456	\$364,544
179	Rae Court Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$150,000	RDDI	Windsor	9337	1776	5.00%	95.00%	\$15.26	19.02%	\$142,500	\$27,101	\$115,399

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180	Gauntlet Road Refurbishment	Reconstruction of road pavement, kerb & channel, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$500,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$15.56	22.82%	\$475,000	\$108,415	\$366,585
183	Right of Way Asset Lane: rear 103 Commercial/2 Hardy, Change of seal to Osborne Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$28,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$0.74	23.25%	\$26,600	\$6,186	\$20,414
184	Right of Way Asset Lane: 30 Tintern/402 Torrak, Tintern Avenue to No Through Rad	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$110,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$9.53	13.50%	\$104,500	\$14,107	\$90,393
185	ROW Asset LANE: Rear 1 Monomeath/26 Warra, Power Avenue to Lane 9071	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$126,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$10.91	13.50%	\$119,700	\$16,159	\$103,541
187	Right of Way Asset Lane: Rear 1415 High/2 Edgar, Osbourne Avenue to Belmont Avenue	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$230,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$27.92	20.64%	\$218,500	\$45,094	\$173,406
188	Right of Way Asset Lane: Rear 64 Claremont/Rear 1 Hunter, Hunter Street to Ewart Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$320,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$28.25	22.19%	\$304,000	\$67,460	\$236,540
189	Right of Way Asset Lane: 21 Alleyne/75 Barkly, Barkly Avenue to Union Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$100,000	RDDI	Armada	11592	1836	5.00%	95.00%	\$8.20	15.84%	\$95,000	\$15,050	\$79,950
190	Right of Way Asset Lane: Rear 173 Waverley/8 Tennyson, Tennyson Street to Emo Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$150,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$4.67	22.82%	\$142,500	\$32,524	\$109,976
191	Right of Way Asset Lane: Rear 2 Stonnington/12 Denham, Denham Place to No Through Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$150,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$12.99	13.50%	\$142,500	\$19,237	\$123,263
192	Right of Way Asset Lane: Rear 251 Tooronga/2 Cressy, Lane 11082 to Cressy Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$180,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$21.85	20.64%	\$171,000	\$35,291	\$135,709
193	Right of Way Asset Lane: Rear 14 Commercial/84 Alfred, Alfred Street to Donald Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$170,000	RDDI	Prahran	19619	4371	5.00%	95.00%	\$8.23	22.28%	\$161,500	\$35,983	\$125,517
194	Right of Way Asset Lane: Rear 289 Waverley/2 Beech, No Through Road (South) To Manning Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$350,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$10.89	22.82%	\$332,500	\$75,890	\$256,610
195	Right of Way Asset Lane: Rear 18 Edgar/Rear 17 Osborne, Kent Street to Lane 9019	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$420,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$50.98	20.64%	\$399,000	\$82,346	\$316,654
197	Right of Way Asset Lane: Rear 1 Ethel, Beaven Avenue to Mary Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$490,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$43.26	22.19%	\$465,500	\$103,298	\$362,202

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198	Right of Way Asset Lane: Rear 53 Williams/21 Erica, Erica Street to Normanby Place	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$30,000	RDDI	Windsor	9337	1776	5.00%	95.00%	\$3.05	19.02%	\$28,500	\$5,420	\$23,080
200	Right of Way Asset Lane: 34/36 Adelaide, Adelaide Street to Platt Intersection	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$70,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$6.18	22.19%	\$66,500	\$14,757	\$51,743
201	Right of Way Asset Staunton Lane, Creswick Street to No Through Road (West)	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$110,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$13.35	20.64%	\$104,500	\$21,567	\$82,933
202	Right of Way Asset Lane: 6/8 Northcote, Northcote Road to No Through Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$90,000	RDDI	Armadale	11592	1836	5.00%	95.00%	\$7.38	15.84%	\$85,500	\$13,545	\$71,955
203	Right of Way Asset Lane: Rear 27 Clyndon/13 Illowa, Illowa Street to Hurstmon Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$120,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$3.73	22.82%	\$114,000	\$26,020	\$87,980
204	Right of Way Asset Lane: Rear 1047 Malvern/1 Denham, Denham Place to No Through Road (West)	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$100,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$8.66	13.50%	\$95,000	\$12,825	\$82,175
205	Right of Way Asset Lane: 5 Edward/Rear 19 Canterbury, Edward Street to Lane 9845	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$100,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$8.66	13.50%	\$95,000	\$12,825	\$82,175
206	Right of Way Asset Lane: Rear 545 Glenferrie/37 Stanhope, Stanhope Street to Willis Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$5,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$0.44	22.19%	\$4,750	\$1,054	\$3,696
207	Right of Way Asset Lane: 1181/1185 Malvern Road, Lane 9169 to No Through Road (West)	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$5,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$0.44	22.19%	\$4,750	\$1,054	\$3,696
209	Right of Way Asset Lane: Rear 36 Beaver/52 Finch, Finch Street to George Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$290,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$9.02	22.82%	\$275,500	\$62,881	\$212,619
210	Right of Way Asset Lane: 19/21 Hobson St, Hobson Street to No Through Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$260,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$6.91	23.25%	\$247,000	\$57,437	\$189,563
211	Right of Way Asset Lane: 449 Glenferrie/Reserve, Lane 9028 to Glenferrie Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$250,000	RDDI	Kooyong	2417	524	5.00%	95.00%	\$98.25	21.66%	\$237,500	\$51,446	\$186,054
212	Right of Way Asset Lane: Rear 1343 Malvern/2 Meredith, Lane 9171 to Silver Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$250,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$22.07	22.19%	\$237,500	\$52,703	\$184,797
213	Right of Way Asset Lane: Rear 16 Fisher/Rear 15 Darling, Maroora Street to Silverton Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$250,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$7.78	22.82%	\$237,500	\$54,207	\$183,293

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214	Right of Way Asset Lane: Rear 180 Glenferrie/1 Winter, Lane 9202 to Irving Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$250,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$22.07	22.19%	\$237,500	\$52,703	\$184,797
215	Right of Way Asset Lane: 48 Scott, Lane 9121 to No Through Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$250,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$30.35	20.64%	\$237,500	\$49,016	\$188,484
216	Right of Way Asset Lane: 21/23 Duke St, Duke Street to Earl Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$35,000	RDDI	Windsor	9337	1776	5.00%	95.00%	\$3.56	19.02%	\$33,250	\$6,323	\$26,927
217	Right of Way Asset Lane: 5/7 Stewart St, Stewart Street to No Through Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$30,000	RDDI	Windsor	9337	1776	5.00%	95.00%	\$3.05	19.02%	\$28,500	\$5,420	\$23,080
218	Right of Way Asset Lane: Rear 50 Glenferrie/1 Gordon, Gordon Grove to No Through Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$60,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$5.30	22.19%	\$57,000	\$12,649	\$44,351
219	Right of Way Asset Lane: Hodge Lane, Lane 9280 to No Through Road (North)	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$70,000	RDDI	Armadale	11592	1836	5.00%	95.00%	\$5.74	15.84%	\$66,500	\$10,535	\$55,965
220	Right of Way Asset Lane: Rear 1184 High/42 Lambeth, Lambeth Avenue to No Through Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$80,000	RDDI	Armadale	11592	1836	5.00%	95.00%	\$6.56	15.84%	\$76,000	\$12,040	\$63,960
221	Right of Way Asset Lane: 53/55 The Avenue, The Avenue to change of seal	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$90,000	RDDI	Windsor	9337	1776	5.00%	95.00%	\$9.16	19.02%	\$85,500	\$16,260	\$69,240
222	Right of Way Asset Lane: Rear 181 Darling/111 Brunel, Brunel Street to Dene Avenue	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$1.56	22.82%	\$47,500	\$10,841	\$36,659
223	Right of Way Asset Lane: Rear 252 Waverley/11 Macgregor, Macgregor Street to Airdrie Park	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$1.56	22.82%	\$47,500	\$10,841	\$36,659
225	Right of Way Asset Lane: 662/664 Orrong, Orrong Road to No Through Road	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Toorak	10967	1481	5.00%	95.00%	\$4.33	13.50%	\$47,500	\$6,412	\$41,088
226	Right of Way Asset Lane: 17/19 Warida Avenue, Warida Avenue to No Through Road (West)	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$1.56	22.82%	\$47,500	\$10,841	\$36,659
227	Right of Way Asset Lane: Rear 181 Darling/111 Brunel, Hedgeley Avenue to Lane	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$1.56	22.82%	\$47,500	\$10,841	\$36,659
229	Right of Way Asset Lane: Rear 1378 Malvern/2 Parslow, Lane 11082 to Lane 9069	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$4.41	22.19%	\$47,500	\$10,541	\$36,959

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230	Right of Way Asset Lane: Rear 300 Wattletree/2 Deakin, Lane 9247 to Gillman Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$1.56	22.82%	\$47,500	\$10,841	\$36,659
231	Right of Way Asset Lane: Rear 2 Hornsby/11 Silver, Silver Street to Beaven Avenue	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$4.41	22.19%	\$47,500	\$10,541	\$36,959
232	Right of Way Asset Lane: Rear 1274 Malvern/30 Bonview, Lane 9076 to Ascot Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$4.41	22.19%	\$47,500	\$10,541	\$36,959
233	Right of Way Asset Lane: Rear 1529 Malvern/44 Edgar, Lane 11083 to Milton Parade	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$6.07	20.64%	\$47,500	\$9,803	\$37,697
234	Right of Way Asset Lane: 35/37 Carroll, Carroll Crescent to Clarke Street	Reconstruction of Laneway and Drainage Expansion	Road Management Plan 2017	2020-2040	\$50,000	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$6.07	20.64%	\$47,500	\$9,803	\$37,697
237	Huntingtower Road - Road Refurbishment	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$900,000	RDDI	Armadale	11592	1836	5.00%	95.00%	\$73.76	15.84%	\$855,000	\$135,454	\$719,546
238	Rotherwood Drive - Road Refurbishment	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$800,000	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$24.89	22.82%	\$760,000	\$173,464	\$586,536
239	McKillop Street - Road Refurbishment	Reconstruction of road pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$750,000	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$19.94	23.25%	\$712,500	\$165,683	\$546,817
240	Moorakynne Avenue - Road Refurbishment	Reconstruction of concrete pavement, footpath and drainage upgrade	Road Management Plan 2017	2020-2040	\$800,000	RDDI	Malvern	10760	2388	5.00%	95.00%	\$70.63	22.19%	\$760,000	\$168,650	\$591,350
248	Malvern Library garden and outdoor reading room	Scope and design an outdoor area between Malvern Library and Northbrook which is sympathetic to both heritage values and contemporary library design to activate the space.	Council Plan 2017-2021	2020-2040	\$300,000	CFCI	Glen Iris Malvern Kooyong	11996	2313	5.00%	95.00%	\$23.76	19.28%	\$285,000	\$54,961	\$230,039
257	Children & Family Services Building Renewal & Upgrade Program	Ensure Council's C & F Services buildings are renewed when required and provide a safe and comfortable environment for users	Birth to 25 - Children, Youth and Family Strategy	2020-2040	\$5,050,000	CFDI	Prahran Windsor South Yarra Toorak Glen Iris Malvern Malvern East Kooyong Armadale	73615	14131	5.00%	95.00%	\$65.17	19.20%	\$4,797,500	\$920,914	\$3,876,586
260	Central Park CCC & MCH Roof Tile Replacement	Replacement of the terracotta roof tiles, fascia, gutters & downpipes	Birth to 25 - Children, Youth and Family Strategy	2020-2040	\$180,000	CFDI	Malvern East	12321	2762	5.00%	95.00%	\$13.88	22.42%	\$171,000	\$38,334	\$132,666
266	Aged Care Building Renewal & Upgrade	Alterations & improvements to Chris Gahan Centre	Positive Ageing Strategy 2018-2021	2020-2040	\$200,000	CFCI	Prahran Windsor South Yarra	35080	7582	5.00%	95.00%	\$5.42	21.61%	\$190,000	\$41,065	\$148,935

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267	Preparation of Development Contributions Plan	Costs involved in the preparation and implementation of the DCP	Council Plan 2017-2021	2020-2040	\$350,000	DCPP	Prahran Windsor South Yarra Toorak Glen Iris Malvern Malvern East Kooyong Armadale	89876	18653	5.00%	95.00%	\$3.70	20.75%	\$332,500	\$69,007	\$263,493
271	Healey Pavilion Upgrade	Upgrade of Healey Pavilion	Recreation Strategy 2014-2024	2020-2040	\$4,360,000	CFCI	Glen Iris Malvern East	17839	3821	5.00%	95.00%	\$232.19	21.42%	\$4,142,000	\$887,192	\$3,254,808
276	Armadale Early Learning Centre Refurbishment	Refurbishment of the interior of the Centre and upgrade of the playground	Birth to 25 - Children, Youth and Family Strategy	2020-2040	\$320,000	CFDI	Armadale	6046	632	5.00%	95.00%	\$50.29	10.45%	\$304,000	\$31,756	\$272,244
281	Central Park Conservatory CMP Implementation	Implementation of the conservation work recommended in the Conservation Management Plan	Council Plan 2017-2021	2020-2040	\$230,000	CFCI	Glen Iris Malvern Malvern East	22065	4601	5.00%	95.00%	\$9.90	20.85%	\$218,500	\$45,563	\$172,937
282	Central Park Pavilion Redevelopment Feasibility & Design	Planning for redevelopment of pavilion	Birth to 25 - Children, Youth and Family Strategy	2020-2040	\$120,000	CFCI	Glen Iris Malvern Malvern East	22065	4601	5.00%	95.00%	\$5.17	20.85%	\$114,000	\$23,772	\$90,228
283	Winter Street Toy Library Kitchen/Toilet Refurbishment	Refurbish the Kitchen and Toilet	Birth to 25 - Children, Youth and Family Strategy	2020-2040	\$100,000	CFCI	Malvern	4226	780	5.00%	95.00%	\$22.48	18.46%	\$95,000	\$17,538	\$77,462
288	Sunnyside Kindergarten - Veranda Roof Reconstruction	Replacement of dilapidated/rotted timber with powder coated aluminium	Birth to 25 - Children, Youth and Family Strategy	2020-2040	\$60,000	CFDI	Malvern East	12321	2762	5.00%	95.00%	\$4.63	22.42%	\$57,000	\$12,778	\$44,222
289	Grattan Gardens Childcare 1st floor - Stage 2 Internal Upgrade and Fit out	Upgrade of 1st floor kitchenette and toilets for accessibility, amenity & functionality	Birth to 25 - Children, Youth and Family Strategy	2020-2040	\$110,000	CFDI	Prahran	9894	2155	5.00%	95.00%	\$10.56	21.78%	\$104,500	\$22,765	\$81,735
293	Brookville Kindergarten - Kitchen Upgrade	Refurbishment of kitchen	Council Plan 2017-2021	2020-2040	\$60,000	CFDI	Prahran South Yarra Toorak Armadale	44406	8402	5.00%	95.00%	\$1.28	18.92%	\$57,000	\$10,785	\$46,215
299	Orrong Romanis Recreation Centre Wall Insulation Stage 2	Upgrade Acoustic insulation on Court 1	Council Plan 2017-2021	2020-2040	\$90,000	CFCI	Prahran Toorak Malvern Kooyong Armadale	30590	4883	5.00%	95.00%	\$2.79	15.96%	\$85,500	\$13,649	\$71,851
300	Dunlop Pavilion Accessible Ramp Completion	Complete bridge & associated paths from carpark to terrace	Inclusion Plan 2019-2022	2020-2040	\$150,000	CFCI	Glen Iris Malvern East	17839	3821	5.00%	95.00%	\$7.99	21.42%	\$142,500	\$30,523	\$111,977
330	Environment - Surrey Road Groundwater Management	GES Monitoring EPA Requirement	Flood Management Plan 2013	2020-2040	\$500,000	DRDI	Prahran Windsor South Yarra Toorak Glen Iris Malvern Malvern East Kooyong Armadale	73615	14131	5.00%	95.00%	\$6.45	19.20%	\$475,000	\$91,180	\$383,820

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335	Sportsgrounds - Como Oval Redevelopment	Undertake major redevelopment of Como Oval in accordance with sports grounds condition audit findings. Includes slit drainage, irrigation, regrading, resurfacing, turf and wicket	Recreation Strategy 2014-2024	2020-2040	\$800,000	CFCI	Prahran Windsor South Yarra Toorak Glen Iris Malvern Malvern East Kooyong Armadaale	73615	14131	5.00%	95.00%	\$10.32	19.20%	\$760,000	\$145,887	\$614,113
347	Sportsgrounds - Ferrie Oval Redevelopment	Undertake major redevelopment of Ferrie Oval in accordance with sports grounds condition audit findings.		2020-2040	\$150,000	OSDI	Toorak Malvern Kooyong	14650	2096	5.00%	95.00%	\$9.73	14.31%	\$142,500	\$20,391	\$122,109
355	Forrest Hill Masterplan	Delivery of Forrest Hill Masterplan. Staged construction of Claremont and Yarra Streets/ South Yarra Station interface. Public spaces, greenery, lighting, footpaths and drainage	Forrest Hill Master Plan	2020-2040	\$5,800,000	PRDI	South Yarra	28279	7089	5.00%	95.00%	\$194.85	25.07%	\$5,510,000	\$1,381,232	\$4,128,768
358	Chapel Street Streetscape Masterplan Implementation	Continual roll out of the Chapel Street Masterplan and Chapel Revision- Streetscape improvements for Chapel St/King St/Fitzgerald within the Chapel St precinct	Chapel reVision Structure Plan	2020-2040	\$12,250,000	PRDI	Prahran Windsor South Yarra	50564	12265	5.00%	95.00%	\$230.15	24.26%	\$11,637,500	\$2,822,924	\$8,814,576
361	Hawksburn Village toilet	Selection of toilet and preferred site within Hawksburn Village	Hawksburn Village Structure Plan	2020-2040	\$210,000	PRDI	Prahran South Yarra Toorak	53098	12181	5.00%	95.00%	\$3.76	22.94%	\$199,500	\$45,766	\$153,734
365	Percy Treyvaud Master Plan Implementation	Implementation of Percy Treyvaud Memorial Park Master Plan	Percy Treyvaud Memorial Park Master Plan	2020-2040	\$39,950,000	OSDI	Prahran Windsor South Yarra Toorak Glen Iris Malvern Malvern East Kooyong Armadaale	73615	14131	5.00%	95.00%	\$515.55	19.20%	\$37,952,500	\$7,285,248	\$30,667,252
366	Mount Street Masterplan delivery	Delivery of various stages of the Mount Street Masterplan	Mount Street Master Plan	2020-2040	\$750,000	PRDI	Prahran	14903	3731	5.00%	95.00%	\$47.81	25.04%	\$712,500	\$178,378	\$534,122
367	Delivery of Chapel Street Laneway Strategy	Developed Strategy to improve Council's key landmark laneways	Chapel Street Laneway Strategy	2020-2040	\$2,100,000	RDDI	Prahran Windsor South Yarra	64679	14454	5.00%	95.00%	\$30.84	22.35%	\$1,995,000	\$445,825	\$1,549,175
372	Moray Street/ Kings Arcade Public Realm Master plan	To improve the pedestrian amenity and commercial viability between Armadaale Station High Street	Recreation Strategy 2014-2024	2020-2040	\$1,200,000	PRDI	Armadaale	8548	1345	5.00%	95.00%	\$133.37	15.73%	\$1,140,000	\$179,369	\$960,631
384	Darling Park pedestrian connection	Stairway and path pedestrian connection from Alexandra Ave to Darling Street.	Recreation Strategy 2014-2024	2020-2040	\$750,000	OSDI	South Yarra	20294	4773	5.00%	95.00%	\$35.11	23.52%	\$712,500	\$167,587	\$544,913

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396	Tennis Facility Renewal	East Malvern Tennis Centre - pavilion redevelopment, court reconstruction, floodlighting upgrade	Recreation Strategy 2014-2024	2020-2040	\$4,188,000	CFCI	Glen Iris Malvern East	17839	3821	5.00%	95.00%	\$223.03	21.42%	\$3,978,600	\$852,193	\$3,126,407
403	Charles Lux Pavilion Redevelopment	Redevelop existing sports pavilion to 'premier' standard.	Recreation Strategy 2014-2024	2020-2040	\$9,600,000	CFCI	Prahran Toorak Glen Iris Malvern Malvern East Kooyong Armadale	48429	8704	5.00%	95.00%	\$188.32	17.97%	\$9,120,000	\$1,639,172	\$7,480,828
430	Youth Community Wellbeing Hub	Upgrade to the Prahran Child and Youth Community Wellbeing Hub to ensure OH&S compliance and that the HUB remains engaging to children and families		2020-2040	\$190,000	CFCI	Prahran Windsor South Yarra	35080	7582	5.00%	95.00%	\$5.15	21.61%	\$180,500	\$39,012	\$141,488
501	Upgrades to the Wattletree Early Childhood Centre	Renewal of the Wattletree Early Childhood Centre including bathroom upgrades and alterations to the roof and facia	Birth to 25 - Children, Youth and Family Strategy	2020-2040	\$320,000	CFDI	Glen Iris Malvern Malvern East Armadale	28111	5233	5.00%	95.00%	\$10.81	18.61%	\$304,000	\$56,589	\$247,411
502	Footpath renewals - Amradale	Renewal of footpaths identified by asset management across the suburb of Armadale, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$564,558	RDDI	Armadale	11592	1836	5.00%	95.00%	\$46.27	15.84%	\$536,330	\$84,968	\$451,362
507	Footpath renewal - Glen Iris	Renewal of footpaths identified by asset management across the suburb of Glen Iris, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$446,360	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$54.18	20.64%	\$424,042	\$87,514	\$336,527
509	Upgrade of Harold Holt Aquatic Centre	Upgrade of Harold Holt Aquatic Centre including accessibility improvements and upgrade of outdoor pools, outdoor change rooms and spectator seating	Recreation Strategy 2014-2024	2020-2040	\$8,517,000	CFCI	Glen Iris Malvern Malvern East Kooyong Armadale	30363	5707	5.00%	95.00%	\$266.48	18.80%	\$8,091,150	\$1,520,823	\$6,570,327
511	Footpath renewals - Kooyong	Renewal of footpaths identified by asset management across the suburb of Kooyong, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$154,429	RDDI	Kooyong	2252	474	5.00%	95.00%	\$65.13	21.06%	\$146,707	\$30,898	\$115,810

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514	Malvern Town Hall Precinct	Upgrade of the public realm and renewal works in accordance with Malvern Town Hall Precinct Conservation Plan		2020-2040	\$2,090,000	CFCI	Glen Iris Malvern Malvern East Armadale	28111	5233	5.00%	95.00%	\$70.63	18.61%	\$1,985,500	\$369,594	\$1,615,906
515	Footpath renewals - Malvern	Renewal of footpaths identified by asset management across the suburb of Malvern, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$485,255	RDDI	Malvern	10760	2388	5.00%	95.00%	\$42.84	22.19%	\$460,992	\$102,298	\$358,695
519	Footpath renewals - Malvern East	Renewal of footpaths identified by asset management across the suburb of Malvern East, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$1,183,210	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$36.81	22.82%	\$1,124,050	\$256,555	\$867,495
521	Phoenix Library Upgrades	Construction of new entry ramp and upgrades to the toilets on all levels		2020-2040	\$320,000	CFCI	Glen Iris Malvern East	17839	3821	5.00%	95.00%	\$17.04	21.42%	\$304,000	\$65,115	\$238,885
524	Footpath renewals - Prahran	Renewal of footpaths identified by asset management across the suburb of Prahran, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$932,191	RDDI	Prahran	19619	4371	5.00%	95.00%	\$45.14	22.28%	\$885,582	\$197,312	\$688,270
526	Chapel off Chapel upgrades	Upgrades to Chapel on Chaple seating and entrance	Recreation Strategy 2014-2024	2020-2040	\$1,980,000	CFCI	Prahran Windsor South Yarra	35080	7582	5.00%	95.00%	\$53.62	21.61%	\$1,881,000	\$406,547	\$1,474,453
527	Prahran Town Hall Master Plan	Upgrade of the public realm and renewal works in accordance with Prahran Town Hall Conservation Plan and modernisation to accommodate a new generation library over two levels	Council Plan 2017-2021	2020-2040	\$34,985,000	CFCI	Prahran Windsor South Yarra Toorak Armadale	49297	9055	5.00%	95.00%	\$674.19	18.37%	\$33,235,750	\$6,105,009	\$27,130,741
528	Prahran Aquatic Centre Redevelopment	Redevelopment of the Prahran Aquatic Centre to provide a recreation hub, expanding the pool deck and custom-designed shade structures	Recreation Strategy 2014-2024	2020-2040	\$34,925,000	CFCI	Prahran Windsor South Yarra Toorak Malvern Kooyong Armadale	55776	10310	5.00%	95.00%	\$594.86	18.48%	\$33,178,750	\$6,132,919	\$27,045,831
531	Footpath renewals - South Yarra	Renewal of footpaths identified by asset management across the suburb of South Yarra, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$1,842,990	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$49.01	23.25%	\$1,750,841	\$407,137	\$1,343,704

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534	Road renewals - Toorak	Renewal of road pavement, kerb & channel, footpath and drainage to prioritised roads within the suburb of Toorak in accordance with Council's Road Management Plan	Road Management Plan 2017	2020-2040	\$132,360	RDDI	Toorak	10967	1481	5.00%	95.00%	\$11.47	13.50%	\$125,742	\$16,975	\$108,767
536	Footpath renewals - Toorak	Upgrade of footpaths identified by asset management across the suburb of Toorak, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$659,636	RDDI	Toorak	10967	1481	5.00%	95.00%	\$57.14	13.50%	\$626,654	\$84,597	\$542,057
540	Upgrades to the public realm -4 Windsor shopping centre	New public realm improvements surrounding a key transport node within Windsor shopping precincts, in accordance with Shopping Precincts Upgrade Strategy		2020-2040	\$2,956,400	PRDI	Windsor	7383	1446	5.00%	95.00%	\$380.43	19.58%	\$2,808,580	\$549,950	\$2,258,630
541	Footpath renewals - Windsor	Renewal of footpaths identified by asset management across the suburb of Windsor, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$473,371	RDDI	Windsor	9337	1776	5.00%	95.00%	\$48.17	19.02%	\$449,702	\$85,524	\$364,178
543	Malvern Valley Golf Course: Function Centre and Club Hub renewal and replacement	Hub roof replacement and key upgrades to the course and supporting infrastructure - irrigation, drainage, tees, green and fairways.	Recreation Strategy 2014-2024	2020-2040	\$1,600,000	CFCI	Toorak Glen Iris Malvern Malvern East Kooyong Armadaale	38535	6549	5.00%	95.00%	\$39.44	16.99%	\$1,520,000	\$258,321	\$1,261,679
602	Public Place Recycling - Glenferrie Road	Installation of PPR bins in shopping strips - Glenferrie Road	Council Plan 2017-2021	2020-2040	\$137,500	PRDI	Malvern Armadaale	16415	3302	5.00%	95.00%	\$7.96	20.12%	\$130,625	\$26,278	\$104,347
603	Public Place Recycling - Chapel Street	Installation of PPR bins in shopping strips - Chapel Street	Council Plan 2017-2021	2020-2040	\$137,500	PRDI	Prahran Windsor South Yarra	50564	12265	5.00%	95.00%	\$2.58	24.26%	\$130,625	\$31,686	\$98,939
614	Pram Crossings Upgrades - Kooyong	Construction of new DDA standard pram crossings at prioritised locations within the suburb of Armadaale, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$12,438	RDDI	Kooyong	2417	524	5.00%	95.00%	\$4.89	21.66%	\$11,816	\$2,559	\$9,256
615	Pram Crossings Upgrades - Windsor	Construction of new DDA standard pram crossings at prioritised locations within the suburb of Windsor, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$48,633	RDDI	Windsor	9337	1776	5.00%	95.00%	\$4.95	19.02%	\$46,201	\$8,786	\$37,414

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616	Pram Crossings Upgrades - Toorak	Construction of new DDA standard pram crossings at prioritised locations within the suburb of Toorak, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$59,052	RDDI	Toorak	10967	1481	5.00%	95.00%	\$5.12	13.50%	\$56,099	\$7,573	\$48,526
617	Pram Crossings Upgrades - South Yarra	Construction of new DDA standard pram crossings at prioritised locations within the suburb of Windsor, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$188,469	RDDI	South Yarra	35723	8307	5.00%	95.00%	\$5.01	23.25%	\$179,045	\$41,635	\$137,411
618	Pram Crossings Upgrades - Malvern	Construction of new DDA standard pram crossings at prioritised locations within the suburb of Malvern, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$54,346	RDDI	Malvern	10760	2388	5.00%	95.00%	\$4.80	22.19%	\$51,629	\$11,457	\$40,172
619	Pram Crossings Upgrades - Armadale	Construction of new DDA standard pram crossings at prioritised locations within the suburb of Armadale, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$61,807	RDDI	Armadale	11592	1836	5.00%	95.00%	\$5.07	15.84%	\$58,716	\$9,302	\$49,414
620	Pram Crossings Upgrades - Glen Iris	Construction of new DDA standard pram crossings at prioritised locations within the suburb of Glen Iris, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$40,137	RDDI	Glen Iris	7826	1615	5.00%	95.00%	\$4.87	20.64%	\$38,130	\$7,869	\$30,261
621	Pram Crossings Upgrades - Malvern East	Construction of new DDA standard pram crossings at prioritised locations within the suburb of Malvern East, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$154,280	RDDI	Malvern East	30534	6969	5.00%	95.00%	\$4.80	22.82%	\$146,566	\$33,453	\$113,114
622	Pram Crossings Upgrades - Prahran	Construction of new DDA standard pram crossings at prioritised locations within the suburb of Prahran, in accordance with Road Management Plan	Road Management Plan 2017	2020-2040	\$100,839	RDDI	Prahran	19619	4371	5.00%	95.00%	\$4.88	22.28%	\$95,797	\$21,344	\$74,453
625	Parks - Regional accessible playground at 2B Ivanhoe Grove, Malvern East	Construct four regional accessible and inclusive playgrounds at: Central Park, Sir Zelman Cowan, Orrong Romanis and Phoenix park	Recreation Strategy 2014-2024	2020-2040	\$250,000	OSDI	Malvern East	12321	2762	5.00%	95.00%	\$19.28	22.42%	\$237,500	\$53,242	\$184,258

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626	Parks - Regional accessible playground at 603-619 Orrong Road, Prahran	Construct four regional accessible and inclusive playgrounds at: Central Park, Sir Zelman Cowan, Orrong Romanis and Phoenix park	Recreation Strategy 2014-2024	2020-2040	\$250,000	OSDI	Prahran	9894	2155	5.00%	95.00%	\$24.00	21.78%	\$237,500	\$51,738	\$185,762
627	Parks - Regional accessible playground at 109 Talbot Crescent, Kooyong	Construct four regional accessible and inclusive playgrounds at: Central Park, Sir Zelman Cowan, Orrong Romanis and Phoenix park	Recreation Strategy 2014-2024	2020-2040	\$250,000	OSDI	Kooyong	2252	474	5.00%	95.00%	\$105.44	21.06%	\$237,500	\$50,020	\$187,480
628	Parks - Regional accessible playground at 83-141 Burke Road, Malvern East	Construct four regional accessible and inclusive playgrounds at: Central Park, Sir Zelman Cowan, Orrong Romanis and Phoenix park	Recreation Strategy 2014-2024	2020-2040	\$250,000	OSDI	Malvern East	12321	2762	5.00%	95.00%	\$19.28	22.42%	\$237,500	\$53,242	\$184,258
632	Minor Shopping Centre Precinct Upgrades - Armadale	Undertake streetscape improvements to minor shopping precincts within Armadale in accordance with Shopping Precincts Upgrade Strategy	Shopping Precincts Upgrade Strategy	2020-2040	\$706,400	PRDI	Armadale	8548	1345	5.00%	95.00%	\$78.51	15.73%	\$671,080	\$105,588	\$565,492
633	Minor Shopping Centre Precinct Upgrades - Malvern	Undertake streetscape improvements to minor shopping precincts within Malvern in accordance with Shopping Precincts Upgrade Strategy	Shopping Precincts Upgrade Strategy	2020-2040	\$706,400	PRDI	Malvern	7868	1957	5.00%	95.00%	\$85.29	24.88%	\$671,080	\$166,959	\$504,121
634	Minor Shopping Centre Precinct Upgrades - Prahran	Undertake streetscape improvements to minor shopping precincts within Prahran in accordance with Shopping Precincts Upgrade Strategy	Shopping Precincts Upgrade Strategy	2020-2040	\$706,400	PRDI	Prahran	14903	3731	5.00%	95.00%	\$45.03	25.04%	\$671,080	\$168,008	\$503,072
635	Minor Shopping Centre Precinct Upgrades - Toorak	Undertake streetscape improvements to minor shopping precincts within Toorak in accordance with Shopping Precincts Upgrade Strategy	Shopping Precincts Upgrade Strategy	2020-2040	\$706,400	PRDI	Toorak	9916	1361	5.00%	95.00%	\$67.68	13.72%	\$671,080	\$92,099	\$578,981
637	Commercial Precinct Upgrade Implementation - Armadale	New public realm improvements surrounding a key transport node within Armadale, in accordance with Shopping Precincts Upgrade Strategy	Shopping Precincts Upgrade Strategy	2020-2040	\$1,000,000	PRDI	Armadale	8548	1345	5.00%	95.00%	\$111.14	15.73%	\$950,000	\$149,474	\$800,526

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638	Commercial Precinct Upgrade Implementation - South Yarra	Undertake improvements to the pedestrian amenity, safety and greenery surrounding a key transport node within South Yarra, in accordance with Shopping Precincts Upgrade Strategy	Shopping Precincts Upgrade Strategy	2020-2040	\$1,000,000	PRDI	South Yarra	28279	7089	5.00%	95.00%	\$33.59	25.07%	\$950,000	\$238,143	\$711,857
639	Commercial Precinct Upgrade Implementation - Prahran	Undertake improvements to the pedestrian amenity, safety and greenery surrounding a key transport node within Prahran, in accordance with Shopping Precincts Upgrade Strategy	Shopping Precincts Upgrade Strategy	2020-2040	\$1,000,000	PRDI	Prahran	14903	3731	5.00%	95.00%	\$63.75	25.04%	\$950,000	\$237,837	\$712,163
640	Commercial Precinct Upgrade Implementation - Toorak	Undertake improvements to the pedestrian amenity, safety and greenery surrounding a key transport node within Toorak, in accordance with Shopping Precincts Upgrade Strategy	Shopping Precincts Upgrade Strategy	2020-2040	\$1,000,000	PRDI	Toorak	9916	1361	5.00%	95.00%	\$95.80	13.72%	\$950,000	\$130,379	\$819,621
642	Commercial Precinct Upgrade Implementation - Malvern	Undertake improvements to the pedestrian amenity, safety and greenery surrounding a key transport node within Malvern, in accordance with Shopping Precincts Upgrade Strategy	Shopping Precincts Upgrade Strategy	2020-2040	\$1,000,000	PRDI	Malvern	7868	1957	5.00%	95.00%	\$120.74	24.88%	\$950,000	\$236,352	\$713,648

Appendix B

Retail, Commercial and Industrial Growth Forecasts

Stonnington Municipal-Wide Development Contributions Plan

Commercial (Floorspace)																					
Suburb	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Malvern East	56,675	58,026	59,235	60,469	61,729	63,015	64,328	65,855	67,417	69,017	70,617	72,216	73,816	75,416	77,015	78,615	80,215	81,814	83,414	85,014	86,613
Glen Iris	35,199	36,132	36,930	37,747	38,581	39,434	40,305	41,303	42,326	43,373	44,421	45,469	46,517	47,564	48,612	49,660	50,708	51,756	52,803	53,851	54,899
Prahran	80,413	82,796	85,113	87,495	89,944	92,461	95,049	97,798	100,627	103,538	106,449	109,360	112,271	115,182	118,093	121,003	123,914	126,825	129,736	132,647	135,558
Windsor	45,241	46,409	47,577	48,774	50,001	51,259	52,549	53,927	55,341	56,792	58,242	59,693	61,144	62,595	64,046	65,496	66,947	68,398	69,849	71,300	72,750
Malvern	63,965	65,683	67,358	69,076	70,837	72,643	74,496	76,619	78,804	81,050	83,296	85,543	87,789	90,035	92,282	94,528	96,775	99,021	101,267	103,514	105,760
Kooyong	4,834	4,971	5,075	5,182	5,291	5,402	5,515	5,641	5,770	5,901	6,033	6,165	6,296	6,428	6,560	6,691	6,823	6,955	7,086	7,218	7,350
South Yarra	137,985	141,181	144,410	147,714	151,093	154,549	158,085	161,941	165,891	169,937	173,984	178,030	182,077	186,123	190,170	194,217	198,263	202,310	206,356	210,403	214,449
Armadale	35,304	36,270	37,175	38,102	39,053	40,027	41,025	42,128	43,261	44,425	45,588	46,751	47,915	49,078	50,241	51,405	52,568	53,731	54,895	56,058	57,222
Toorak	36,034	36,870	37,702	38,553	39,424	40,313	41,223	42,201	43,203	44,227	45,252	46,277	47,302	48,327	49,352	50,377	51,402	52,427	53,452	54,477	55,502
Retail (Floorspace)																					
Suburb	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Malvern East	25,6174	259,539	261,617	263,711	265,823	267,951	270,096	274,337	278,645	283,020	287,396	291,771	296,146	300,522	304,897	309,272	313,648	318,023	322,398	326,774	331,149
Glen Iris	23,127	23,486	23,703	23,923	24,145	24,368	24,594	24,951	25,313	25,681	26,048	26,416	26,783	27,151	27,518	27,886	28,253	28,621	28,988	29,356	29,723
Prahran	125,450	128,120	129,579	131,054	132,546	134,055	135,581	137,163	138,763	140,381	142,000	143,618	145,237	146,855	148,474	150,093	151,711	153,330	154,948	156,567	158,185
Windsor	55,171	56,699	57,433	58,176	58,929	59,691	60,463	61,275	62,097	62,930	63,764	64,597	65,430	66,264	67,097	67,930	68,764	69,597	70,430	71,264	72,097
Malvern	82,374	83,578	84,300	85,029	85,764	86,505	87,253	88,569	89,906	91,263	92,619	93,976	95,333	96,689	98,046	99,403	100,759	102,116	103,473	104,829	106,186
Kooyong	1,440	1,462	1,479	1,496	1,514	1,531	1,549	1,579	1,609	1,640	1,671	1,702	1,733	1,764	1,795	1,826	1,857	1,888	1,919	1,950	1,981
South Yarra	202,965	207,400	209,826	212,281	214,764	217,276	219,817	222,479	225,173	227,899	230,626	233,352	236,079	238,805	241,532	244,258	246,985	249,711	252,437	255,164	257,890
Armadale	74,646	76,154	77,012	77,880	78,758	79,646	80,543	81,464	82,395	83,337	84,279	85,221	86,163	87,105	88,047	88,989	89,931	90,873	91,815	92,757	93,699
Toorak	35,321	36,032	36,437	36,847	37,261	37,680	38,104	38,544	38,990	39,441	39,892	40,342	40,793	41,244	41,695	42,146	42,597	43,048	43,498	43,949	44,400
Industrial (Floorspace)																					
Suburb	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Malvern East	3,659	3,703	3,728	3,752	3,777	3,802	3,827	3,879	3,931	3,984	4,038	4,091	4,144	4,197	4,250	4,303	4,356	4,409	4,463	4,516	4,569
Glen Iris	16,326	16,537	16,651	16,765	16,881	16,997	17,114	17,276	17,439	17,604	17,769	17,934	18,100	18,265	18,430	18,595	18,760	18,925	19,090	19,255	19,420
Prahran	16,206	16,420	16,542	16,666	16,790	16,915	17,041	17,157	17,275	17,393	17,512	17,630	17,749	17,867	17,985	18,104	18,222	18,341	18,459	18,577	18,696
Windsor	3,038	3,079	3,095	3,111	3,128	3,144	3,161	3,173	3,185	3,198	3,210	3,223	3,235	3,248	3,260	3,273	3,285	3,298	3,310	3,323	3,335

Stonnington Municipal-Wide Development Contributions Plan

Malvern	4,155	4,209	4,238	4,268	4,297	4,327	4,357	4,384	4,412	4,440	4,468	4,496	4,523	4,551	4,579	4,607	4,635	4,662	4,690	4,718	4,746
Kooyong																					
South Yarra	4,866	4,922	4,957	4,993	5,029	5,066	5,102	5,137	5,172	5,207	5,242	5,277	5,312	5,347	5,382	5,417	5,452	5,487	5,522	5,557	5,592
Armada	8,101	8,199	8,267	8,335	8,404	8,473	8,543	8,611	8,679	8,748	8,817	8,886	8,955	9,023	9,092	9,161	9,230	9,299	9,368	9,437	9,505
Toorak																					