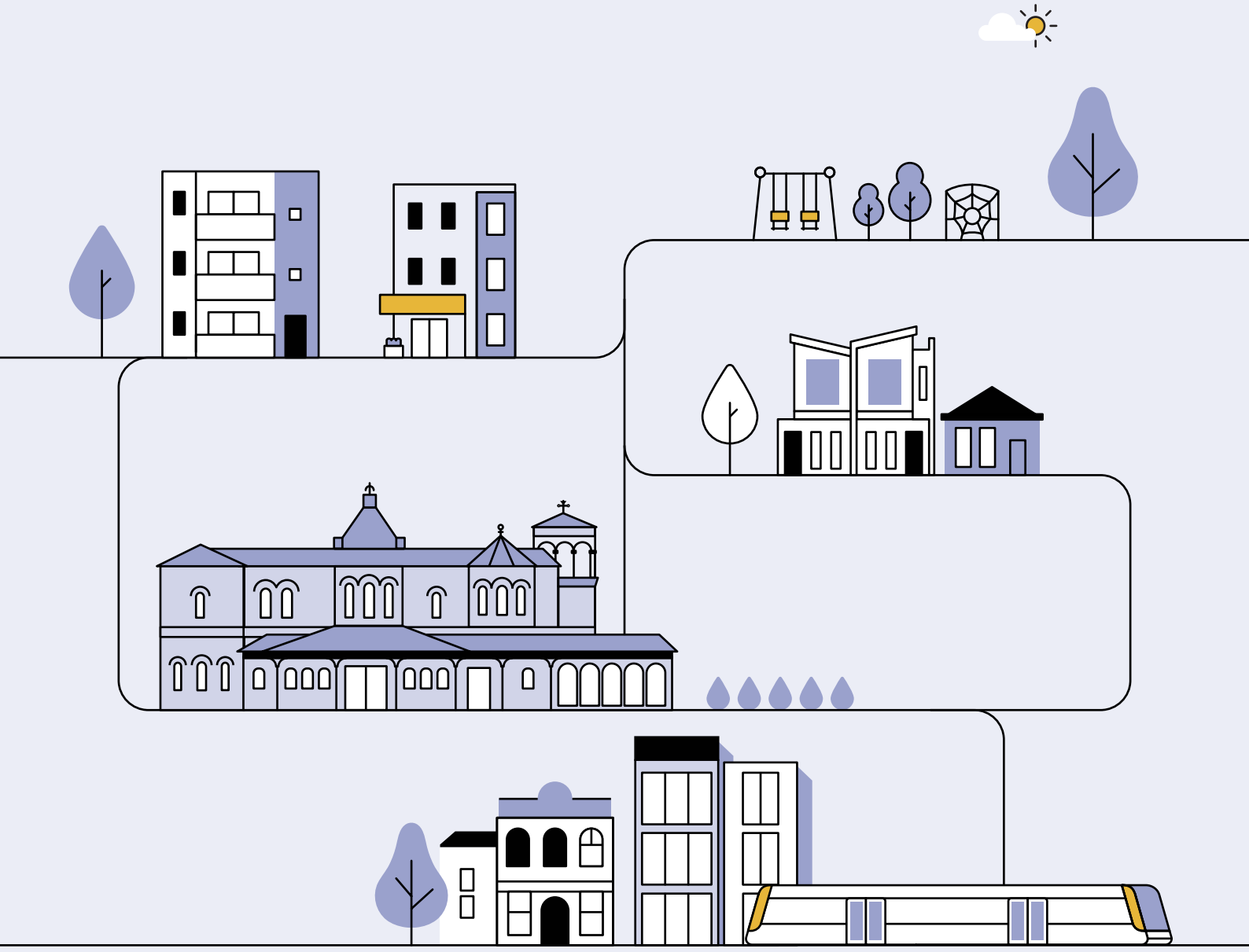
INCORPORATED DOCUMENT

ELSTERNWICK ACTIVITY CENTRE
INFRASTRUCTURE CONTRIBUTIONS PLAN

BUNURONG COUNTRY

SEPTEMBER 2026



VICTORIA State Government | Department of Transport and Planning

More Homes For Victorians

ACKNOWLEDGEMENT OF COUNTRY

The Victorian Government acknowledges Traditional Owners in Victoria as the custodians of Country. We acknowledge their extraordinary strength and resilience in the face of historical and ongoing social, economic and legal injustices, maintaining their connection to Country.

The Elsternwick Activity Centre is located on the lands of the Bunurong People and we acknowledge them as Traditional Owners. We pay our respects to Elders past and present, whose knowledge and wisdom have ensured the continuation of spiritual and cultural practices.

We acknowledge that the long-lasting, far-reaching and intergenerational consequences of colonisation and dispossession continue to exist today and continue to cause harm. Colonisation has left entrenched systemic and structural racism and suffering, including through the laws and policies of the Colony of Victoria, which specifically excluded First Peoples and their laws, lores, customs, languages and cultures. The Victorian Government has a responsibility to transform its systems and service delivery so First Peoples have decision-making power over matters that directly affect them.



Description of artwork

Aaron (Gunaikurnai) 'Movements Between the Five Clans' 2019, acrylic on canvas.

"The tracks are going between the five clans of the Gunaikurnai and the hands are the symbols of my spirit travelling around the campsites."

This artwork was created through programs provided by the Torch. **The Torch** provides art, cultural and arts industry support to Indigenous offenders and ex-offenders in Victoria. The Torch aims to reduce the rate of re-offending by encouraging the exploration of identity and culture through art programs to define new pathways upon release.

Authorised by the Victorian Government, Melbourne

Department of Transport and Planning
1 Spring Street
Melbourne. Victoria 3000
Telephone (03) 9655 6666

© **State of Victoria Department of Transport and Planning, 2026.**

Except for any logos, emblems, trademarks, artwork and photography, this document is made available under the terms of the Creative Commons Attribution 3.0 Australia license.

Accessibility information

If you want to receive this publication in an accessible format (such as large print or audio), call 136 186 (select option 6) or email **activity.centres@transport.vic.gov.au**. This document is also available in an accessible format at **planning.vic.gov.au/activitycentres**.

Disclaimer

This publication may be of assistance to you, but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and, therefore, disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.



CONTENTS

1 SUMMARY OF CHARGES 5

Standard levy rates 5

2 INTRODUCTION 7

Purpose 7

Planning and Environment Act 1987 7

Strategic planning justification 7

Overview of priority categories of works, services or facilities to be funded through the standard levy 8

Transport 8

Public realm, sport and community 8

Education, health, justice, emergency services and water 8

3 PRIORITY CATEGORIES – LOCAL COMPONENT & STATE COMPONENT 9

The priority categories 9

Determining specific projects to be funded 11

Secretary, Project Development 11

Municipal council 11

Requirements 12

Inclusions and limitations 12

Developer works 12

4 CONTRIBUTIONS & ADMINISTRATION 13

Collecting Agency 13

Development Agency 13

Payment of standard levies 14

Timing of payment of standard levies 14

Subdivision of land, or strata subdivision 14

Development of land where no subdivision is proposed 14

Where no planning permit is required 14

Works, services or facilities-in-kind (works-in-kind) 14

Refunds of Infrastructure Contributions Plan levies 15

Annual indexation of the standard levy rates 15

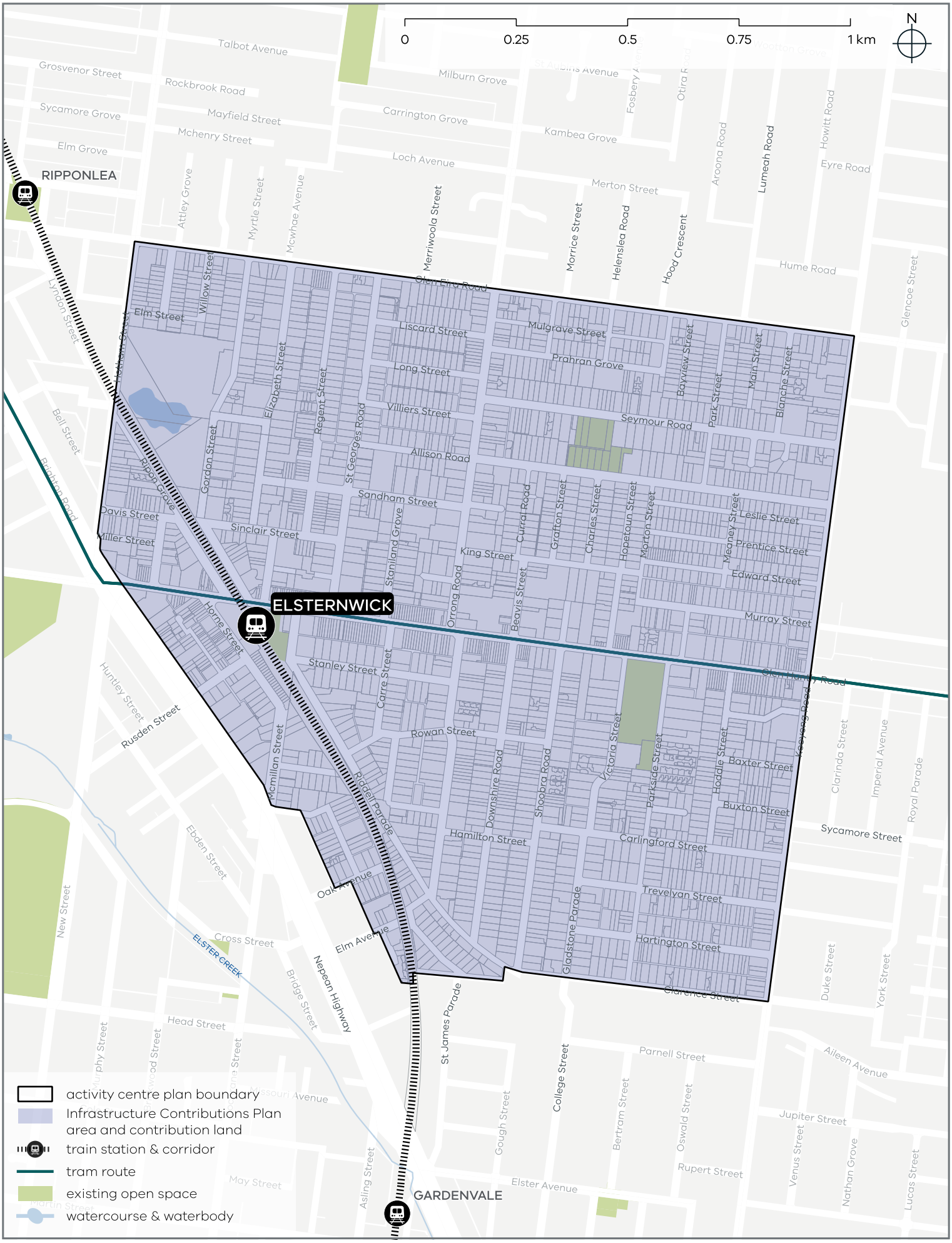
Applicable levies where an existing Development Contributions Plan applies 15

Timeframe & plan review period 15

5 EXEMPTIONS 16

Exemptions from infrastructure contributions 16

Plan 1: Elsternwick
Infrastructure Contributions Plan Area



1 SUMMARY OF CHARGES

STANDARD LEVY RATES

Subject to this Infrastructure Contributions Plan, a standard levy is imposed on all development within the Infrastructure Contributions Plan area (depicted in **Plan 1**) that is within a class of development set out in **Table 1** of this Infrastructure Contributions Plan.

A standard levy is imposed if:

- the development generates additional demand units of a kind described in **Table 1**, and
- the planning or building permit application for the development, or an application to amend a planning or building permit, is made on or after 1 July 2027 (the levy commencement date of this Infrastructure Contributions Plan).

Section 5 Exemptions of this Infrastructure Contributions Plan sets out the exemptions from infrastructure contributions.

The amount of standard levy payable is to be determined by applying the total standard levy rate(s) in **Table 1** in this Infrastructure Contributions Plan for the relevant class of development (as indexed in accordance with **Annual indexation of the standard levy rates** of this Infrastructure Contributions Plan), according to the date on which the relevant application for the development is made, to the total number of additional demand units generated by the development.

Table 1: Infrastructure Contributions Plan standard levy rates

Class of development	Demand unit	Local component	State component	Total standard levy rate
Residential	dwelling or residential lot	$7,567.00	$3,783.00	**$11,350.00**
Commercial	square metre of leasable floor area	$76.00	$38.00	**$114.00**
Industrial	square metre of leasable floor area	$38.00	$19.00	**$57.00**

Note: All amounts in $ per demand unit. The dollar amounts shown in **Table 1** of this Infrastructure Contributions Plan are current to the financial year 2026/2027 and will be indexed annually (as per **Annual indexation of the standard levy rates**).

For the purposes of **Table 1** in this Infrastructure Contributions Plan, residential development includes development for Dwelling uses (nested under the Accommodation group in Clause 73.04-01 of the Victoria Planning Provisions), as defined in Clause 73.03 of the Victoria Planning Provisions except for Caretaker's house.

For the purposes of **Table 1** in this Infrastructure Contributions Plan, **industrial development** includes development for:

- uses in the Industry group in Clause 73.04-5 of the Victoria Planning Provisions, as defined in Clause 73.03 of the Victoria Planning Provisions, or
- uses in the Warehouse group in Clause 73.04-15 of the Victoria Planning Provisions, as defined in Clause 73.03 of the Victoria Planning Provisions, or
- Caretaker's house use as defined in Clause 73.03 of the Victoria Planning Provisions that primarily serves development associated with the Industry or Warehouse group uses.

For the purposes of **Table 1** in this Infrastructure Contributions Plan, **commercial development** includes development for:

- All other uses not contained within either the residential or industrial classes of development specified above, or
- Any innominate use, or
- Caretaker's house use as defined in Clause 73.03 of the Victoria Planning Provisions that primarily serves development associated with all other uses not contained within either the residential or industrial classes of development specified above.

In determining the number of additional demand units created by a development, regard must be had to the *Infrastructure Contributions Plan Guideline*s.

In respect of an application to amend a planning permit granted in relation to an application made before 1 July 2027 via section 72 of the Act, or an application to amend a building permit issued in relation to an application made before 1 July 2027, the amount of standard levy payable is to be determined, in accordance with this section, with respect only to any net increase in the additional demand units generated by the development that would be authorised by the amendment to the permit, in contrast to the original permit.

In respect of an application to amend a planning permit or building permit granted or issued in relation to an application made on or after 1 July 2027 which has the effect of increasing or decreasing the additional demand units generated by the development, the amount of standard levy payable is to be determined in accordance with this section with respect to the new number of additional demand units generated by the development as authorised by the amended permit.

2 INTRODUCTION

PURPOSE

The *Elsternwick Activity Centre Infrastructure Contributions Plan* (the Infrastructure Contributions Plan) has been prepared by the Department of Transport and Planning (DTP) with the assistance of key stakeholders.

This Infrastructure Contributions Plan is incorporated in the *Glen Eira Planning Scheme* for the purposes of imposing infrastructure contributions on development proponents to contribute to the provision of works, services or facilities for public purposes.

The Infrastructure Contributions Plan:

- Establishes the statutory mechanism for development proponents to make a monetary contribution towards the cost of infrastructure in the Elsternwick Activity Centre.
- Lists the priority categories of works, services or facilities that may be funded, partially or wholly, by the standard levy to serve or otherwise support or facilitate the development of land in the Infrastructure Contributions Plan area.
- Lists other services that may be funded by the standard levy.

PLANNING AND ENVIRONMENT ACT 1987

This Infrastructure Contributions Plan has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987* (the Act). It is consistent with the Minister for Planning's *Ministerial Direction on the Preparation, Content and Administration of Infrastructure Contributions Plans* made under Section 46GJ and 46GZI of the Act.

In accordance with Section 46GG of the Act, this Infrastructure Contributions Plan has been incorporated in the *Glen Eira Planning Scheme* for the purposes of imposing infrastructure contributions to fund the provision of works, services or facilities for public purposes.

In accordance with Section 46GI of the Act, this Infrastructure Contributions Plan specifies:

- the priority categories of works, services or facilities to be funded through the local precinct component and state precinct component of the standard levy rate, and
- the plan administration costs.

In accordance with Section 46GI(1)(kb) of the Act, a supplementary levy is not required under this Infrastructure Contributions Plan.

This Infrastructure Contributions Plan does not include a land component.

This Infrastructure Contributions Plan is implemented in the *Glen Eira Planning Scheme* through Schedule 1 of Clause 45.11 to the Infrastructure Contributions Overlay and is an Incorporated Document under Clause 72.04.

STRATEGIC PLANNING JUSTIFICATION

The strategic basis for this Infrastructure Contributions Plan is established by the Planning Policy Framework of the *Glen Eira Planning Scheme*.

Key documents are:

- *Planning and Environment Act 1987*
- ***Plan for Victoria***
- ***Elsternwick Activity Centre Plan***
- *Ministerial Direction on the Preparation, Content and Administration of Infrastructure Contributions Plans* and *Ministerial Reporting Requirements for Infrastructure Contributions Plans*, and
- Infrastructure Contribution Plan Guidelines.

These documents in combination set the broad, long-term vision for the development of the Elsternwick Activity Centre and its surrounds, and the infrastructure contributions system to support the implementation of this vision.

OVERVIEW OF PRIORITY CATEGORIES OF WORKS, SERVICES OR FACILITIES TO BE FUNDED THROUGH THE STANDARD LEVY

Plan for Victoria sets the state-wide vision for how Victoria will grow over time. Pillar 3 of the Plan – *'Great Places, Suburbs and Towns'*– sets the vision for ensuring Victoria's suburbs, towns and neighbourhoods are vibrant, resilient and inclusive to support strong communities.

The purpose of the Train and Tram Zone Activity Centre Program is to enable more than 300,000 homes to be built in selected activity centres by 2051. The *Elsternwick Activity Centre Plan* outlines how the Elsternwick Activity Centre and catchment area could contribute to the increased capacity for new homes.

To support the increased levels of activity in Elsternwick Activity Centre, priority categories of works, services or facilities have been identified. The priority categories specified in this Infrastructure Contributions Plan align with community priorities outlined in *Plan for Victoria* and feedback received through engagement.

Priority categories may be reviewed in the future to align with government and community priorities at the time.

Transport

Investment in transport infrastructure will improve people's ability to move safely and with ease around their neighbourhoods.

Healthy and sustainable communities benefit from infrastructure that encourages walking and cycling, providing connections to key destinations and public transport. Road network improvements facilitate improvements in efficiency, safety and resilience for all users.

This Infrastructure Contributions Plan outlines areas for infrastructure improvement through the following strategies:

- Support safer, attractive and connected walking and riding networks for most people to meet their everyday needs to local shops, public transport, schools, parks, services and between activity centres
- Support greater choice in travel by improving on-road public transport efficiency and customer experience
- Support more efficient strategic road movements for cars and freight.

Public realm, sport and community

Investment in local community facilities and the public realm supports increased social participation and activity.

Communities benefit from having investment in community, open space, sports and recreational facilities. These provide a positive impact on the health and enjoyment of the local community.

This Infrastructure Contributions Plan seeks to:

- Support activity centre cores that encourage social life and activity and are greener and cooler places where people are safer and welcome to shop, socialise and dine
- Support improved opportunities for play and recreation and maximise greening, use, access, and enjoyment of public space by all
- Support improvements to community infrastructure.

Education, health, justice, emergency services and water

Investment in infrastructure to support accessibility to and capability of education, health, safety and water systems, is fundamental to the community's sense of safety and comfort.

This Infrastructure Contributions Plan seeks to:

- Improve the capacity or capability of government services and facilities to serve the growing community
- Support integrated water management systems, contributing to water supply security, public amenity, urban cooling, and biodiversity.

3 PRIORITY CATEGORIES – LOCAL COMPONENT & STATE COMPONENT

THE PRIORITY CATEGORIES

Column 1 of **Table 2** specifies the priority categories of works, services or facilities which may be funded through the local component and state component of the total standard levy rate.

Column 2 of **Table 2** specifies which priority categories may be funded by the local component of the standard levy and which priority categories may be funded by the state component of the standard levy.

Table 2 of this Infrastructure Contributions Plan specifies other services, including plan administration costs, that may be funded through the local component and state component of the standard levy rate.

The specific works, services or facilities within the priority categories to be funded by this Infrastructure Contributions Plan are to be determined over time. **Determining specific projects to be funded** of this Infrastructure Contributions Plan sets out how these are to be determined.

Table 2: The priority categories that may be funded by the Infrastructure Contributions Plan standard levy

COLUMN 1	COLUMN 2	
Priority categories of works, services or facilities	**Standard levy rate funding component**	
	Local	**State**
Transport		
Riding Improve bicycle facilities on strategic and priority corridors	✓	✓
Pedestrian Improve walking routes through safe and attractive crossing opportunities and continuous footpath treatments in the activity centre cores, around train stations and roads	✓	✓
Public transport Improve the safety, comfort and customer experience of bus and tram stop facilities, including shelters, seating, tactiles, information displays and wayfinding	✓	✓
Improve bus and tram efficiency and reliability, including traffic signals and minor intersection changes, and on-road priority	✓	✓
Improve signalling for streets that carry buses and trams		✓
Facilitate safe access to bus and tram stops by aligning these with pedestrian crossings	✓	✓
Roads Improve traffic flow for cars and freight, including modifications to traffic signals and minor intersection changes.	✓	✓

COLUMN 1	COLUMN 2	
Priority categories of works, services or facilities	**Standard levy rate funding component**	
	Local	**State**
Public realm, sport and community		
Streetscape improvements Improve public realm infrastructure to facilitate community use, on priority streets in commercial centres	✓	
Laneways supporting key streetscapes Improve public realm infrastructure to facilitate community use, in laneways in commercial centres	✓	
Public open space and active recreation facilities Improve infrastructure to facilitate community use of public open space and active recreation facilities	✓	
Community facilities Improve infrastructure to facilitate community use of community centres	✓	
Education, health, justice, emergency services and water		
Schools Improve government schools to service the local community		✓
Early childhood education and care and maternal child health facilities Improve capacity or capability of early childhood education and care facilities and maternal and child health facilities to facilitate community accessibility	✓	
Health facilities Improve state hospitals and other health services		✓
Justice and emergency services Improve emergency service facilities such as ambulance, State Emergency Service or Fire Rescue Victoria stations		✓
Improve justice and community safety facilities, such as police stations		✓
Drainage Improve capacity or capability of integrated water management systems to facilitate drainage, stormwater management and flood mitigation.	✓	
Other services		
Plan administration costs (development agencies) A maximum of 3.5% of annual revenue received by the development agency may be used for plan administration purposes until financial year 2030/2031. From financial year 2031/2032 onwards, a maximum of 2.5% of annual revenue received by each development agency may be used for plan administration purposes. If a development agency is also a collecting agency, the agency may apply the whole or part of the revenue specified to its plan administration costs as a collecting agency. Plan administration costs cannot be used for development agencies' feasibility studies or concept designs of works, services or facilities.	✓	✓

When the specific works, services or facilities funded by the local component and state component of the total standard levy rate are determined in accordance with **Determining specific projects to be funded**, it may include any associated elements and costs that are reasonably required to provide that item, including:

a. design, preparation, supervision and inspection of works, services or facilities, including relevant fees
b. relevant land acquisitions
c. financing costs associated with the early delivery of an item (the early delivery of the works, services or facilities must be essential to the orderly development of the activity centre). The financing costs must be:
    - incurred by the Development Agency responsible for providing the item, and
    - associated with the early delivery of an allowable item.
d. site preparation
e. services relocations, installations and adjustments
f. construction of pavement and kerb and channel
g. drainage
h. foundations, abutments and structures
i. landscaping, irrigation and street furniture
j. bus and tram priority measures
k. fencing, including guard fencing
l. traffic controls, signs, line marking and street lighting
m. temporary works, access restoration and 'making good' works
n. the costs of securing native vegetation offsets or habitat compensation fees related to the provision of the item on land that is in public ownership at the time the infrastructure contributions plan is prepared, and
o. maintenance of:
    - landscaping for two years
    - traffic signals on arterial roads for up to ten years, and
    - all other works for one year.

The specific works, services or facilities listed in **Table 2** do not include any conceptual designs or feasibility studies required for that item.

DETERMINING SPECIFIC PROJECTS TO BE FUNDED

Secretary, Project Development

The funding of specific works, services or facilities from the state component of the standard levy rate must be determined via:

a. a review by the relevant development agency of monies collected for the relevant area, commencing, at the latest, annually from prior to the end of the third financial year following the gazettal of the Infrastructure Contributions Plan
b. consideration and prioritisation of the objectives, policies and provisions set out in the relevant planning scheme, including any criteria in the Infrastructure Contributions Plan, and
c. a funding decision supported by evidence to demonstrate how the proposed works, services or facilities will service the needs of the development in the Infrastructure Contributions Plan area.

Municipal council

The funding of specific works, services or facilities from the local component of the standard levy rate must be determined via:

a. the preparation of a capital works program by municipal council, commencing, at the latest, annually prior to the end of the third financial year following the gazettal of the Infrastructure Contributions Plan, and
b. consideration of alternative funding sources in prioritising works, services or facilities for funding to avoid multiple sources collecting for the same purpose, and
c. consideration and prioritisation of the objectives, policies and provisions set out in the relevant planning scheme, including any criteria in the Infrastructure Contributions Plan, and
d. the annual municipal council budgetary process informed by the capital works plan that demonstrates how the proposed works, services or facilities will service the needs of the development in the Infrastructure Contributions Plan area.

Requirements

The Development Agencies for the local component and the state component must make the following documentation available in accordance with the public availability requirements of the Act:

a. any document, relied on for the determination of specific works, services or facilities to be funded, and
b. written notice of any determination of specific works, services or facilities to be funded.

Inclusions and limitations

The specific works, services or facilities funded using the local component and state component of the standard levy rate must be:

- within the priority categories in **Table 2** of this Infrastructure Contributions Plan, and
- an allowable item in Table 2, Annexure 2 of the M*inisterial Direction on the Preparation, Content and Administration of Infrastructure Contributions Plans* and *Ministerial Reporting Requirements for Infrastructure Contributions Plans*.

The local component and the state component of the standard levy may fund specific works, services or facilities in the Infrastructure Contributions Plan area and outside the Infrastructure Contributions Plan area.

It is preferred that levies are spent locally to the development generating the contribution, within the nearest activity centre.

The local component and the state component must only be utilised to fund specific works, services or facilities outside the Infrastructure Contributions Plan area if:

- the works, services or facilities are essential to, and the need for which is generated by, the development of land in the Infrastructure Contributions Plan area, or
- the works, services or facilities relate to significant infrastructure that is intended or expected, at least in part, to facilitate development opportunities in the Infrastructure Contributions Plan area, or
- the works, services or facilities cannot reasonably be provided in the Infrastructure Contributions Plan area but are related to development in the Infrastructure Contributions Plan area.

Where the Infrastructure Contributions Plan is applied to the same land as an existing Development Contributions Plan, the local component and the state component of the standard levy must not fund the provision of infrastructure that services the same need as an item funded by the Development Contributions Plan.

The local component and the state component of the standard levy can fund the augmentation of an item by a Development Contributions Plan in order to respond to additional need not funded by the Development Contributions Plan. For example, the local component and the state component of the standard levy may fund an additional room for a maternal health centre otherwise funded by a Development Contributions Plan, provided the additional room is responding to an additional need generated by the development of land in the Infrastructure Contributions Plan area.

Development Agencies for the local component and state component can jointly contribute to the funding of specific works, services or facilities.

Developer works

There are works that are not specified in this Infrastructure Contributions Plan and must be provided by developers as a matter of course and/or pursuant to agreements with servicing agencies. This includes but is not limited to:

- water
- sewerage
- energy or telecommunications services
- the provision of basic levelling, seeding, water tapping and landscaping, and
- rectification works.

These works are considered to be normal to the construction of a development and are not considered to warrant cost sharing arrangements. They may be further addressed and defined by a section 173 agreement and/or conditions of planning permits.

4 CONTRIBUTIONS & ADMINISTRATION

COLLECTING AGENCY

The standard levy rate imposed under this Infrastructure Contributions Plan must be paid to the Collecting Agency.

Council is the Collecting Agency for the purposes of Part 3AB of the Act and this Infrastructure Contributions Plan.

Council as the Collecting Agency is responsible for:

- the administration of the collection of levies
- determining the amount to be paid, accounting for indexation and the levies payable under an applicable Development Contributions Plan
- reporting of monies collected and adhering to the reporting requirements of the Section 46GZI of the Act
- transfer of the state component of the standard levy to the relevant Development Agency, which will administer the funds for the state projects, and
- enforcement of the Infrastructure Contributions Plan.

The Collecting Agency must transfer funds to the respective Development Agencies as follows:

- for actual funds received during the preceding 1 January—30 June reporting period, on or before 30 September, and
- for actual funds received during the preceding 1 July—31 December reporting period, on or before 31 March.

DEVELOPMENT AGENCY

Development Agencies are responsible for the provision of specific works, services or facilities.

Table 3 of this Infrastructure Contributions Plan specifies:

- the relevant Development Agencies for the purpose of Part 3AB of the Act and this Infrastructure Contributions Plan, and
- the priority categories of works, services and facilities each Development Agency is responsible for. Development Agencies may consolidate levies for the provision of specific works, services or facilities.

Development Agencies may consolidate levies for the provision of specific works, services or facilities.

Each Development Agency must keep proper and separate accounts and records of any expenditure or transfer of monies and adhere to the reporting requirements of the section 46GZI of the Act to the extent relevant.

Table 3: Development Agencies

Priority category of works, services or facilities	Development Agency
Local component categories set out in Table 2 of this Infrastructure Contributions Plan	Glen Eira City Council
State component categories set out in Table 2 of this Infrastructure Contributions Plan	The Secretary, Project Development, a body corporate established under the *Project Development and Construction Management Act 1994*

PAYMENT OF STANDARD LEVIES

To determine the standard levy rate applicable to each application, the Collecting Agency must refer to **Table 1** of this Infrastructure Contributions Plan.

The levy rate (applying the applicable financial year for indexation purposes) will be determined based on the date that the levy becomes payable in accordance with **Standard levy rates** of this Infrastructure Contributions Plan and must be indexed in accordance with **Annual indexation of the standard levy rates** of this Infrastructure Contributions Plan.

Timing of payment of standard levies

Subdivision of land, or strata subdivision

If the development of the land involves a plan under the *Subdivision Act 1988*, and a levy is payable, the amount must be paid to the Collecting Agency before the issue of Statement of Compliance, unless otherwise agreed by the Collecting Agency and specified in an agreement under section 173 of the Act entered into by the Collecting Agency and the applicant.

If the subdivision is to be developed in stages, only the standard levy for the stage to be developed is required to be paid to the Collecting Agency prior to the issue of Statement of Compliance for that stage, provided that a Schedule of Infrastructure Contributions is submitted with each stage of the Plan of Subdivision.

The Schedule must show the amount of the standard levy payable for each stage and the value of the contributions for prior stages to the satisfaction of the Collecting Agency. Where a subdivision creates a lot that is intended to be further developed at a later stage (such as a superlot) and the number of demand units associated with the subdivision is not yet able to be determined, the Collecting Agency may agree to defer levy collection to the next levy payment trigger.

Development of land where no subdivision is proposed

If at the planning permit stage, an infrastructure contribution has not yet been collected for the subject development, and a levy is payable, the amount must be paid to the Collecting Agency before the issue of a building permit[1], unless otherwise agreed by the Collecting Agency and specified in an agreement under section 173 of the Act entered into by the Collecting Agency and applicant.

Where no planning permit is required

If no planning permit is required, and an infrastructure contribution has not yet been collected for the subject development, and a levy is payable, the amount must be paid to the Collecting Agency before the issue of a building permit[2], unless otherwise agreed by the Collecting Agency and specified in an agreement under section 173 of the Act entered into by the Collecting Agency and the applicant.

Works, services or facilities-in-kind (works-in-kind)

Under Section 46GX of the Act, the Collecting Agency may accept the provision of works, services or facilities by a development proponent in part or full to satisfy the standard levy payable under this Infrastructure Contributions Plan.

For specific works, services or facilities to be eligible for a works-in-kind agreement, they must meet a priority category listed in **Table 2** of this Infrastructure Contributions Plan.

Before accepting the provision of works-in-kind, the Collecting Agency must obtain the agreement of the Development Agencies specified in this Infrastructure Contributions Plan.

The Collecting Agency should only accept the provision of works-in-kind if:

- The relevant Development Agency for the type of item proposed is satisfied that the works, services, or facilities are otherwise suitable for delivery by the Development Agency, having regard to **Development Agency** of this Infrastructure Contributions Plan.
- The Collecting Agency and each Development Agency agree on the impact of any works-in-kind offset on the distribution of revenue between Development Agencies.

1 Payment timing may be updated to before the issue of an occupancy permit, subject to future legislative change.

2 Payment timing may be updated to before the issue of an occupancy permit, subject to future legislative change.

- The works-in-kind are defined and agreed in an agreement under section 173 of the Act.
- The detailed design of the works-in-kind is to the satisfaction of the relevant Development Agency and any others identified in permit conditions.

If the Collecting Agency and Development Agencies accept the provision of works-in-kind:

- The value of the works-in-kind is determined by agreement between the Collecting Agency, Development Agencies and the development proponent
- The standard levy payable by the development proponent will be offset by the agreed value of the works-in-kind, and
- If the agreed value of the works-in-kind exceeds the standard levy of this Infrastructure Contributions Plan, the details of any reimbursement must be negotiated with and agreed to by the development proponent, Collecting Agency and Development Agencies.

Interim and temporary works are not considered as eligible for works-in-kind credits against this Infrastructure Contributions Plan, unless agreed to by the Collecting and Development Agencies.

REFUNDS OF INFRASTRUCTURE CONTRIBUTIONS PLAN LEVIES

The Collecting Agency must refund a standard levy payment (in full or in part, as applicable), where it is satisfied that a development or subdivisions, which was levied, will not proceed.

ANNUAL INDEXATION OF THE STANDARD LEVY RATES

The standard levy rates for each class of development specified in this Infrastructure Contributions Plan are to be indexed in accordance with the Annexure 2 to the *Ministerial Direction on the Preparation, Content and Administration of Infrastructure Contributions Plans* and *Ministerial Reporting Requirements for Infrastructure Contributions Plans*, as amended from time to time, on:

- 1 July 2027 for the 2027/2028 financial year, and
- 1 July of each subsequent financial year.

The indexed standard levy rates, and the amount of the State and Local components, will be published on the DTP website each financial year.

APPLICABLE LEVIES WHERE AN EXISTING DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

Where an Infrastructure Contributions Plan is applied to the same land as an existing Development Contributions Plan, the total amount of levies payable under the applicable Development Contributions Plan is to be deducted from the local component of the standard levy payable under this Infrastructure Contributions Plan in relation to the same development.

Should the total levies payable under an existing Development Contributions Plan exceed the local component of the standard levy payable under this Infrastructure Contributions Plan, then the total amount of the local component of the standard levy payable under this Infrastructure Contributions Plan is reduced to nil for that permit application.

TIMEFRAME & PLAN REVIEW PERIOD

This Infrastructure Contributions Plan will end 30 years from commencement or when it is removed from the *Glen Eira Planning Scheme*, whichever occurs first.

This Infrastructure Contributions Plan is expected to be reviewed and updated every ten (10) years (or more frequently if required) by the Secretary, Project Development. Any change to this Infrastructure Contributions Plan will require an amendment to the *Glen Eira Planning Scheme* to replace this document with an alternative, revised document.

5 EXEMPTIONS

EXEMPTIONS FROM INFRASTRUCTURE CONTRIBUTIONS

An infrastructure contribution must not be imposed in respect of the development of land for, or associated with:

- The exemptions identified in Clause 45.11 of the planning scheme.
- An application for a planning permit made before 1 July 2027.
- An application for a building permit made before 1 July 2027.
- An application for commercial development that includes no more than 100 square metres of leasable floor area.
- An application for industrial development that includes no more than 200 square metres of leasable floor area.
- An application for a building permit for works authorised by a planning permit granted in relation to an application made before the levy commencement date of this Infrastructure Contributions Plan.
- An application for a planning permit for subdivision of a building the construction of which was authorised by a planning permit granted in relation to an application made before the levy commencement date of this Infrastructure Contributions Plan, or subdivision of land consistent with development authorised by a planning permit granted in relation to an application made before the levy commencement date of this Infrastructure Contributions Plan.
- Land subject to an agreement under section 173 of the *Planning and Environment Act 1987*, executed before the levy commencement date of this Infrastructure Contributions Plan, which provides for the following in relation to the proposed development of the land, where the proposed development is the same as the development subject of the permit application:
  - requires 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, to be paid for.
  - requires the payment of an infrastructure contribution or development contribution (other than payment required for public open space pursuant to Clause 53.01 or section 18 of the *Subdivision Act 1988*) that is directed towards the provision of public 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 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 provision of land (other than land required to be provided as public open space pursuant to Clause 53.01 or section 18 of the *Subdivision Act 1988*) for works, services or facilities beyond those necessary on or to the land or other land as a result of the grant of any permit.
- A development that comprises:
  - no more than one dwelling or residential lot.
  - a small second dwelling.
  - renovations or alterations to an existing development, provided the leasable floor area of the development is not increased by more than 100 square metres.
  - demolition of a dwelling followed by construction of a replacement dwelling on the same land.
  - outbuildings normal to an existing dwelling.
  - reinstatement of a building which has been unintentionally damaged or destroyed provided that for a building other than a dwelling, the exemption relates only to the extent that the floor area of the new building is not greater than the damaged or destroyed building.
- Emergency services.
- Accommodation constructed following an emergency as described in Clause 52.07 of the Victoria Planning Provisions.
- A temporary structure.
- Servicing infrastructure constructed by a utility authority.
- Any other class of development, provided by or on behalf of a municipal council, a Minister or public authority.

VICTORIA State Government | Department of Transport and Planning

More Homes For Victorians