

22.15 PUBLIC OPEN SPACE CONTRIBUTIONS POLICY

Proposed
C148

This policy applies to all subdivision applications that are required to make a public open space contribution. It is to be applied in conjunction with Clause 53.01 – Public Open Space Contribution and Subdivision.

22.15-1 Policy Basis

Proposed
C148

The Monash Open Space Strategy 2018 identifies the public open space needs of existing and future residents of Monash, gaps in the provision of public open space and opportunities to address those gaps. Public open space contributions play an important role in funding new open space and providing additions to existing open space. In providing for open space contributions there will be a need of 30 square metres per person to ensure that sufficient land is available to meet the active and passive open space needs of new communities.

Modest development and infill will continue in Monash suburbs, however, there are certain areas that will experience a higher levels of development, including within activity centres and residential and employment activity in the Monash National Employment and Innovation Cluster (MNEIC) and other employment areas. There are potential strategic redevelopment sites and urban renewal precincts where increased dwelling densities will place even higher demands on the open space network due to the greater numbers of people living in one area. Open space contributions may need to be higher in these areas and will be reviewed as part of any major redevelopment of these areas.

22.15-2 Objectives

Proposed
C148

- To implement the Monash Open Space Strategy 2018.
- To protect and expand the public open space network and address open space needs that is prioritised in the precincts with the greatest need.
- To ensure that adequate public open space is provided for development, including strategic redevelopment sites that seek higher residential densities.
- To identify the circumstances when and where land contributions for public open space will be sought in preference to a cash contribution.
- To improve the diversity, functionality and inclusiveness of public open space facilities and landscape settings by meeting the needs of the community.

22.15-3 Policy

Proposed
C148

It is policy that:

- A public open space contribution rate of 10% cash, 10% land, or a mix of both is required for the subdivision of any land, including for residential, commercial, industrial, or a mix of land uses.
- Council will not accept “in kind” contributions for works such as recreation equipment and other facilities, unless provided in large integrated developments.
- A cash contribution for public open space will be sought in most circumstances to meet the requirements of Clause 53.01 and ensure that new development contributes to the public open space needs of new residents.

Land contributions

- A land contribution for public open space will be considered when the following circumstances apply:
 - The development is located in a gap area shown in Map 1.

- The subdivision can contribute sufficient land to meet the recommended minimum standards for public open space, or embellish existing or proposed public open space in order to meet the recommended minimum standards.
- Public open space should meet the following minimum standards:
 - Between 0.5 hectares and 1.0 hectares for a local level park.
 - 1.0 hectares or greater for a district level park.
 - A minimum length and width of 70m.
 - Sites of a minimum 0.3 hectares may be appropriate within a commercial or industrial precinct.
- Land contributed should:
 - Have road access and at least one road frontage, unless the proposal is adding to an existing public open space.
 - Be sited to maximise pedestrian connectivity with residents in the surrounding neighbourhood.
 - Promote safety, casual surveillance and active frontages to nearby residential properties.

Encumbered land

Land contributions shall not be provided on encumbered land, including:

- Land affected by a servicing easement, including but not limited to, water, drainage and sewer easements, high voltage power line, or gas easements.
- Land that is subject to flooding.
- Land that has a slope greater than 1:3, or is subject to landslip.
- Waterways, retarding basins or wetlands.
- Land that would ordinarily be excluded from development due to the need to conserve flora, fauna, or heritage values.
- Land that may be contaminated.
- Roof tops, land above a basement, land that does not provide clear sky above and common areas managed by a body corporate.

There may be opportunities to include encumbered land as part of the public open space network and Council may accept encumbered land as additional land that can complement or improve the unencumbered public open space and public open space network.

Open Space design and functionality

- The consideration of the design and functionality of open space should:
 - Encourage a diversity in the range of facilities provided in public open space that promotes social interaction, particularly the social family recreation function type.
 - Encourage variation in the landscape setting type of public open space.
 - Encourage infrastructure to be provided in public open space for all abilities and accessibility.
 - Incorporate universal and sustainable design principles, including appropriate shading.
 - Not cause or be likely to cause significant ongoing maintenance issues for Council.

Strategic redevelopment sites and urban renewal precincts

For large redevelopment proposals or a rezoning proposal for a strategic redevelopment site or urban renewal precinct that seek higher residential densities an open space needs

assessment will be required as part of the proposal. In determining the appropriate amount of public open space contributions the following will be considered:

- A minimum public open space contribution of 10%.
- The anticipated additional population and demographics of the population (i.e. students may have different open space needs than older person accommodation).
- Density of the proposed development in the context of providing 30 square metres public open space per person.
- The amount, quality and diversity of open space provided.

22.15-4

References

Proposed
C148

Monash Open Space Strategy 2018, City of Monash

City of Monash - Open Space Contribution Rate Planning, SGS Economics and Planning, October 2018

Monash Housing Strategy, Planisphere, October 2014

Map 1 Monash Open Space Strategy 2018 – Gap in Access to Public Open Space

