

## 7.1.2 PROPOSED PUBLIC OPEN SPACE ALLOCATION MODEL

<b>Responsible Manager:</b>	Sean McNamee, Manager Strategic Planning
<b>Responsible Director:</b>	Peter Panagakos, Director City Development

### RECOMMENDATION

**That Council notes and adopts the Monash Public Open Space Strategy - Public Open Space Contribution Allocation and Expenditure Plan as described in this report and provided at Attachment 1.**

### INTRODUCTION

The purpose of this report is to consider adoption of the Monash Public Open Space Strategy – Public Open Space Contribution Allocation and Expenditure Plan (Plan). The Plan sets out a framework for the future operational management arrangements for the allocation and expenditure of Public Open Space (POS) contributions to assist in implementing the Monash Open Space Strategy through capital projects and land acquisitions.

### COUNCIL PLAN STRATEGIC OBJECTIVES

#### **Sustainable City**

Ensure an economically, socially, and environmentally sustainable municipality.

#### **Enhanced Places**

Improving open spaces, bushland and street trees, including prioritising biodiversity and community engagement.

#### **Good Governance**

Ensure a financially, socially and environmentally sustainable organisation.

### BACKGROUND

Council receives POS contribution from eligible subdivisions at the rate set under the provisions of the Monash Planning scheme.

The purpose of the POS contribution is to assist in meeting the increased demand for POS created by the subdivision.

It is also important to note that these funds are a contribution, contain exemptions for 2 lot subdivisions, some other types of development and are not designed to fully fund Council open space activities.

Historically Council has operated an end of year “zero reserve balance” \* on POS funds with all funds collected in a financial year acquitted against capital projects of that year.

*\* There have been some exceptions to this where there were large contributions received from development such a MCity and the apartments at The Glen.*

The Public Open Space contribution was increased in July 2023 after the introduction of Amendment C169. The new contribution rate is shown in the table below.

### **Subdivision and public open space contribution**

Type or location of subdivision	Amount of contribution for public open space
Land shown as CDZ2 on the planning scheme maps (PMP Printing Precinct Comprehensive Development Plan, June 2021)	10%
All other land	7.61%

## **DISCUSSION**

### Overview

The Monash Open Space Strategy identified a need to increase the amount of public open space in order to meet the needs arising from population growth and an increase in apartments and higher density development. This resulted in an increase of the POS contributions to 7.61% approved under planning scheme amendment C169.

A key factor in the increasing the POS rate was the need to purchase more land for use as open space. This is to both meet existing and, in some locations, substantial gaps in POS provision, and make provision for increased capacity to meet the needs of an increasing population.

As noted earlier, POS contributions collected by Council have been allocated to open space capital projects in the year of collection, so that in essence the open space fund ran as zero balance account.

Given the clearly identified need to increase open space provision through land acquisition, a longer term, strategic approach to the allocation and expenditure of POS contributions is required.

It is now important to make ongoing financial provision for land purchase as part of the implementation of the Monash Open Space Strategy and include this provision in Council’s financial planning.

## Monash Open Space Strategy – Implementation Plan 2021

The Monash Open Space Strategy Implementation Plan November 2021 sets out the open space needs for the future population of Monash and identified general areas for acquisition of land for public open space and capital improvements to meet those future needs.

The Implementation Plan contained two parts:

- Identification of improvements to existing open space, and
- acquisition of land to create new open space.

It estimated potential expenditure on capital improvements and land acquisition required to meet the objectives of the Monash Open Space Strategy. This plan formed the basis the increase to the Public Open Space Contribution. However, it is noted that, as stated by the Panel, it is ultimately a matter for Council how these contributions are expended, particularly given the increasing costs and challenges in acquiring suitable property.

## Quantum of future public open space contributions

It should also be noted that although the POS contribution rate was increased to 7.61% in July 2023, the time frames for development from the issue of the subdivision permit to actual payment of the contribution are in the order of 12 to 16 months. This means that contributions at the increased rate are unlikely to commence until towards the end of 2024.

Additionally, there has been a downturn in the development industry which has seen a reduction in development applications. This is likely to have a negative impact on POS contributions over the next 18 months to 2 years.

## Monash Public Open Space Contribution Allocation and Expenditure Plan

In order to give effect to Council's objectives of the Monash Open Space Strategy and to assist in meeting the ongoing community needs for public open space a framework that aligns expenditure of POS contributions with Monash Open Space Strategy is required.

There are three issues that this framework will address:

- The amount of POS contributions allocated towards capital projects,
- What, if any, provision to make for land acquisition as part of implementing the Monash Open Space Strategy, and
- If land is to be acquired, the prioritisation of sites and the acquisition process.

## Allocation of POS funds towards capital projects & land acquisition

Council's current financial planning model provides for an annual allocation of \$5.5 million (+CPI) as zeroed balanced capital expenditure item for eligible POS projects. This amount approximates the average yearly POS contribution income and capital expenditure of public open space projects prior to the change in the POS contribution rate in July 2023. Historically no funds have been reserved for land acquisition.

The revised funding model proposed is set out below and effectively comprises two streams, capital projects and land acquisition.

The proposed updated allocation model consists of:

- A. Public Open Space Capital Improvements: An annual capital allocation \$5.5 million for eligible POS projects (CPI indexed annually), and
- B. Public Open Space Land Acquisition: An accruing POS land acquisition reserve, funded by the balance of POS contributions that exceed the \$5.5 million as listed in item A, and any balance of unallocated funds from Part A.

Where the balance of Part B exceeds \$10 million in any given year decisions can be made to purchase land if it becomes available, fund other capital projects or leave the money in the reserve.

<b>Part A – Public Open Space Capital Improvements</b>
Recurrent funding program for improvements to existing open space infrastructure from POS contribution income.
Funding of eligible Public Open Space Capital Improvement.
Currently budgeted for at an annual \$5.5 million (indexed @CPI p/a)

<b>Part B – Public Open Space Land Acquisition</b>
Balance of annual Public Open Space Contribution income
Acquisition of land for expansion of the public open space network.
Acquisition of identified priority properties for POS as property comes to market.
Where the balance of Part B exceeds \$10 million in any given year decisions can be made to purchase land if it becomes available, fund other capital projects or leave the money in the reserve.

The proposed allocation model retains the historic allocation of funds to eligible POS capital projects embedded in the current Long-Term Financial Plan. It is modelled on Council's

expenditure on public open space exceeding on a yearly basis the allocation of open space monies toward those projects.

In addition, it is important to point out that if POS contributions are less than \$5.5 million allocation, it will mean that either the number of capital projects are reduced, or alternative funding is found to meet these project commitments. This will have an impact on Council's discretionary and non-discretionary budgets.

Whilst the proposed model makes provision for land acquisition, as noted earlier given the downturn in the construction market and the time lag on the increased POS contribution coming into effect, realising the full potential income from the increased rate of open space contribution is likely some way off.

Officers will undertake periodic reviews, including through Council's annual budget and long-term financial plan preparation on the amount of income being set aside for land purchase in particular which will be better known when the construction market stabilises and interest rates drop and more construction and subdivisions are occurring again.

*(It is noted that the current LTFP will be reviewed in the 12 months following Council elections this year.)*

#### Proposed land acquisition table

A detailed analysis of properties that would be appropriate for addition to the public open space network has been undertaken in line with the objectives of the Monash Open Space Strategy and the Monash Open Space Strategy – Implementation Plan and Contribution Rate.

Once these properties were identified a ranking process was undertaken in order to prioritise land acquisition. Highest priority areas are generally a combination of existing gap areas and areas expected to experience significant population growth.

The assessment process ranked each identified property on a scale of 1 to 5 depending on their contribution to improving the public open space network.

Priority 1 are areas of greatest need and where expenditure would provide the biggest improvement in the provision of public open space to meet the needs of the community.

Considerations in the ranking include:

- The level of population growth anticipated for the catchment (400 metres).
- Whether the surrounding open space will meet the needs of the anticipated population in 2036.
- The anticipated typology of future development, and subsequent access to private or communal open space residents will have.
- The size of the service gap, and accessibility to other public open space.
- The level of service currently provided by existing public open space.

As in indication of the scale of the challenge, within the Priority 1 areas of Clayton and Glen Waverley officers have identified 68 individual properties for acquisition and addition to the Public Open Space network.

The remaining priority areas are as follows:

Priority 2 – 57 properties identified

Priority 3 – 59 properties identified

Priority 4 – 42 properties identified

Priority 5 – 105 properties identified - Given the low priority it is not recommended to purchase Priority 5 properties at this stage.

### Land Acquisition method.

There are a number of options available to Council to acquire property for the addition to the public open space network. However, given the significant costs associated with the expansion of the network and the likely slower level of contributions to be received, at least over the next few years, it is proposed that land is acquired as it comes to the open market in the Priority 1 & 2 areas.

These acquisitions would only be initiated once the sufficient funds were held in reserve and would be undertaken in accordance with Council's relevant obligations when acting a land purchaser.

### **FINANCIAL IMPLICATIONS**

There are financial implications associated with this change depending on POS income levels, capital projects, the ability to accrue sufficient POS funds for land acquisition and the market availability of suitable properties for acquisition.

In the normal course of events there is likely to be significant sums held in the land acquisition fund pending the availability to purchase of land for additional public open space as it comes on to the market.

### **POLICY IMPLICATIONS**

The development of the is consistent with State policy including:

- Plan Melbourne
- The metropolitan open space strategy
- The draft Monash Cluster Framework Plan

The material is also consistent with Council policy and strategy including:

- Monash Open Space Strategy
- Monash Open Space Implementation Plan 2021
- Monash Community Vision and Council Plan

- Monash Health and Wellbeing Plan 2021-2025

## **CONSULTATION**

Community consultation was undertaken in the preparation of the Monash Open Space Strategy and as part of the change to increase the public open space contribution.

## **SOCIAL IMPLICATIONS**

The improvement and increased provision of open space and recreational opportunities in Monash will have positive social implications.

## **HUMAN RIGHTS CONSIDERATIONS**

There are no human rights implications to this report.

## **GENDER IMPACT ASSESSMENT**

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

## **CONCLUSION**

The adoption of the Monash Open Space Strategy and the subsequent approval of an increase Public Open Space contribution brings about the need to plan for the expenditure of Public Open Space contributions in delivery of capital improvements and land acquisition.

The major change proposed in this report is the allocation of a proportion of POS contributions towards a land acquisition fund to provide for purchase of land for additional to the open space network of Monash.

The revised proposed allocation model continues to allow for a contribution towards capital improvement of eligible POS infrastructure but also the establishment of a land acquisition program to assist in the implementation of the Monash Open Space Strategy to assist in meeting the needs of the population growth of Monash.

## **ATTACHMENT LIST**

1. Public Open Space Contribution Allocation and Expenditure Plan [7.1.2.1 - 15 pages]

Monash Open Space Strategy

Public Open Space  
Contribution Allocation and  
Expenditure Plan

April 2024

City of Monash

April 2024

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## Background

### Monash Open Space Strategy (MOSS) 2021

The MOSS was originally completed in 2018 to provide a framework for open space in Monash. Key outcomes of the MOSS were to identify standards for open space provision, identify existing gaps in the network, and identify demand for public open space to 2028.

Following the interim panel report for C148, the MOSS was reviewed in 2021 and updated to reflect a fifteen-year timeframe to 2036.

### Implementation Plan

The Monash Open Space Strategy Implementation Plan and Public Open Space Contribution Rate, October 2021 (Implementation Plan) was developed in order to ascertain an implementation cost for future open space. This would then enable the calculation of a Public Open Space Contribution Rate to apply through the Monash Planning Scheme following apportionment of costs.

The Implementation Plan identified both new land for acquisition and capital improvements for existing open space. Only capital work that would improve the carry capacity of existing open space, or create new open space were considered, as the role of public open space contributions is to fund the additional open space needs generated by the new development that is funding the contribution.

The Implementation Plan identified the future open space needs of the Monash population in 2036 when total population was forecast to grow by approximately 45,429 people, or around 22%.

The three suburbs with the highest expenditure in the Implementation Plan Clayton, Glen Waverley and Oakleigh where it is anticipated that the majority of expenditure will be and where the majority of population growth is.

The complete implementation plan can be found at Item 9 Council Agenda Report 30 November 2021.

## Public Open Space Contribution Allocation and Expenditure Plan

### Overview

The Monash Open Space Strategy identified a need to increase the amount of public open space in order to meet the needs arising from population growth and an increase in apartments and higher density development. This resulted in an increase of the POS contributions to 7.61% approved under planning scheme amendment C169.

A key factor in the increasing the POS rate was the need to purchase more land for use as open space. This is to both meet existing, and in some locations substantial gaps in POS provision, and make provision for increased capacity to meet the needs of an increasing population.

As noted earlier, POS contributions collected by Council have been allocated to open space capital projects in the year of collection, so that in essence the open space fund ran as zero balance account.

Given the clearly identified need to increase open space provision through land acquisition, a longer term, strategic approach to the allocation and expenditure of POS contributions is required.

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### Allocation of POS funds towards capital projects & land acquisition

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Any balance of POS contributions over the amounts in A and B are proposed to be held in the land acquisition reserve, with any balance over the \$10 million able to be reviewed annually by Council where in any given year decisions can be made to purchase land if it becomes available, spend money on other capital projects or leave the money in the reserve.

This is shown in the table below.

Part A – Public Open Space Capital Improvements
Recurrent funding program for improvements to existing open space infrastructure from POS contribution income.
Funding of eligible Public Open Space Capital Improvement.
Currently budgeted for at an annual \$5.5 million cap (indexed @CPI p/a)
Part B – Public Open Space Land Acquisition
Balance of annual Public Open Space Contribution income
Acquisition of land for expansion of the public open space network.
Acquisition of identified priority properties for POS as property comes to market.
Where the balance of Part B exceeds \$10 million in any given year decisions can be made to purchase land if it becomes available, fund other capital projects or leave the money in the reserve.

#### Capital Improvements- Selection Methodology

Capital improvement projects are identified from the Monash Open Space Strategy and other adopted Council plans (Public Toilet Strategy, structure plans). Capital improvement projects can generally only exist where Council already owns land that can be improved, so will generally not fill in any gaps, but will increase the useability of the open space areas and create additional capacity for the growing population .

Capital improvement projects will be reviewed as part of the annual budget cycle.

#### Land Acquisition- Selection Methodology

A detailed analysis of properties that would be appropriate for addition to the public open space network has been undertaken in line with the objectives of the Monash Open Space Strategy and the Monash Open Space Strategy – Implementation Plan.

Once these properties were identified a ranking process was undertaken in order to prioritise land acquisition. Highest priority areas are generally a combination of existing gap areas and areas expected to experience significant population growth.

The assessment process ranked each identified property on a scale of 1 to 5 depending on their contribution to improving the public open space network.

Priority 1 are areas of greatest need and where expenditure would provide the biggest improvement in the provision of public open space to meet the needs of the community

This included:

- Filling gaps in the network to achieve a greater level of open space within 400 metres walk of residents.
- Meeting the demand generated by future residents, particularly in areas of high anticipated growth.
- Reflecting the different needs for open space of residents living in higher density development.
- Increasing the provision of larger open space areas (2000 sqm and larger) where the supply was only or predominantly small spaces.
- Providing a range of sizes, noting that the biggest shortfall currently is in Social Family Recreation (SFR) of around 5000 sqm.

Key changes from the selection methodology used when selecting the sample sites included:

- Reducing the chance of overshadowing to the north to increase the likelihood of sunlight (generally by choosing a site on the south side of the street).
- Reducing the weighting given to value of existing improvements on the land to be acquired.
- Maintaining the prioritisation of corner locations, or street to street locations, but minimising the access connections through court bowls.
- Considering topography of the land to prioritise flatter land.

The overall area and quantity of open space acquisitions is the same as the Implementation Plan, however some have been relocated to better meet the needs of future residents.

### Land Acquisition Prioritisation

Given the limited funds available and the long-term nature of the plan it is prudent to prioritise acquisitions for open space. Prioritisation also provides a more strategic approach to the acquisition of land. It should be noted that the prioritisation is not intended to be a mandatory plan, but rather a guide noting that there is a demonstrated need for all acquisitions identified.

Land acquisitions have been ranked from 1 to 5 depending on their priority. Considerations into the ranking include:

- The level of population growth anticipated for the catchment (400 metres).
- Whether the surrounding open space (if any) will meet the needs of the anticipated population at 2036.
- The typology of future development, and the likely access to private or communal open space residents will have.
- The size of the gap, and distance to other open space.
- The level of service currently provided by open space.
- Likely demand (effectively a location is likely to be a lower priority where there is a very high level of private open space, and development is likely to be low).

### Land Acquisition method.

There are a number of options available to Council to acquire property for the addition to the public open space network. However, given the significant costs associated with the expansion of the network and the likely slower level of contributions to be received, at least over the next few years, it is proposed that land is acquired as it comes to the open market in the Priority 1 & 2 areas, and expanded to the other Priority areas as properties may come on the market so as to ensure that there are some acquisitions occurring at the appropriate time.

These acquisitions would only be initiated once the sufficient funds were held in reserve and would be undertaken in accordance with Council's relevant obligations when acting a land purchaser.

### Priority Rankings

#### Priority 1

These are sites located in local areas that are anticipated to experience a high level of population growth, and a high level of unmet need in 2036. All are in the SRL declared areas and are likely to experience significant competition for acquisition with developers so securing these is an extremely high priority.

There are a total of eleven new open space parks including at least a site with an acquisition priority 1, containing 68 individual properties identified for priority 1 acquisition. Of these, eight are completely priority 1, and three have part of the new park as priority 1. The full parks (once all land has been acquired) range in size from 1500 sqm to 5500 sqm.

#### Priority 1 New Parks and Expansions

Suburb	Qty	Justification
<b>Clayton</b>	8	Three will service new development in the Clayton Activity Centre core, including one that is part of the former PMP Printing site*. Three will service development around Monash University (MU) and Monash Medical Centre (MMC) and where existing medium density development is expected to continue. Two are smaller parks that will grow as population growth demands (balance as priority 2 and 3).
<b>Glen Waverley</b>	3	All three are within the Glen Waverley Activity Centre and will service population growth within the centre. One of these is a small pocket park that will expand as population grows (further expansion priority 2 and 3).

*\*The new open space provided for in former PMP Printing site will be provided through a POS contribution as land rather than cash contribution and Council purchasing land.*

It should be noted that the planning for these new open space parks do not consider the population growth related to suburban rail loop, only anticipated population growth to 2036 without any SRL influence.

All of these areas are likely to experience substantial growth leading to increased competition with developers to acquire sites, greater increases in values than the surrounding area and a need to acquire the sites before they are redeveloped further increasing values, and possibly increasing ownership numbers if subdivided.

Priority 2

Priority 2 sites are those that are in high growth areas, and similarly important to priority one sites, but less likely to experience the same rate of population growth, or same rate of competition to acquire them.

There are a total of 15 new open space parks including at least a site with an acquisition priority 2. These contain 57 individual properties identified for priority 2 acquisition. Of these:

- Three identify the full park as priority 2.
- Two are additional land where part has been identified as priority 1.
- Ten are priority 2 acquisitions for part of the new park to get some open space into the area, with expansion to the recommended size over time.

The size of the ultimate parks (when all land is acquired) range from just under 3000 sqm to around 6200 sqm.

Priority 2 New Parks and Expansions

Suburb	Qty	Justification
<b>Clayton</b>	4	Service development around MU and MMC and where existing medium density development is expected to continue. Three are in SRL areas.
<b>Glen Waverley</b>	1	Expansion of priority 1 pocket park as population grows.
<b>Hughesdale</b>	4	Development of one large park, and commencement of 3 smaller parks that will expand as population growth demands (balance as priority 4 and 5).
<b>Oakleigh</b>	3	Smaller parks that will expand as population growth demands (balance as priority 4 and 5).
<b>Oakleigh East/Huntingdale</b>	2	Smaller parks that will expand as population growth demands (balance as priority 4 and 5).
<b>Wheelers Hill</b>	1	Initial stage of a larger park to service residential growth associated with Brandon Park Major Activity Centre.

While four of these are in SRL precincts, the population growth attributed to SRL has not been factored into this planning. The population growth attributed to SRL may not be as great as that for the priority 1 acquisition sites, as these sites are generally located further from the SRL stations than those in priority 1.

For example, while parts of Hughesdale will experience growth, policy directs this to be along Dandenong Road and around Hughesdale Activity Centre. While new open space is in close proximity to this growth will service these locations, the selected sites aren't earmarked for higher density development themselves, so there will be less competition with developers.

Priority 3

There is a need to acquire these sites as a priority, but it is less urgent than the priority 1 and 2 sites as there is less pressure on these sites specifically for development. They are generally located in broad gap areas and are likely to experience some growth.

There are a total of 19 new open space parks including at least a site with an acquisition priority 3. These contain 59 individual properties identified for priority 3 acquisition. Of these:

- Two identify the full park as priority 3.
- Three are additional land where part has been identified as priority 1 or 2.
- 14 are priority 3 acquisitions for part of the new park to get some open space into the area, with expansion to the recommended size over time.

The size of the ultimate parks (when all land is acquired) range from around 1500 sqm to around 5500 sqm.

The vast majority of these acquisitions is acquiring a small reserve to fill a gap (generally 2000-3000 sqm), with additional land to acquire as a lower priority. The parks are located in:

Priority 3 New Parks and Expansions

Suburb	Qty	Justification
Ashwood	1	Initial stage of a larger park to fill a gap in the OS network that will expand as population growth demands (priority 5).
Chadstone	1	Initial stage of a larger park to fill a gap in the OS network and service residential growth associated with Holmesglen Neighbourhood Activity Centre that will expand as population growth demands
Clayton	2	Fill gaps in the OS network where growth is anticipated (both in SRL area).
Glen Waverley	3	To fill growth in the OS, generally in or adjoining accessible areas earmarked for population growth.
Hughesdale	1	Initial stage of a larger park to fill a gap in the OS network that will expand as population growth demands (priority 5).
Mount Waverley	3	Two smaller parks to fill OS gaps that will expand as population growth demands (priority 4 and 5), and one expansion of a park to improve access and safety.
Mulgrave	2	Smaller parks to fill OS gaps that will expand as population growth demands (priority 4 and 5).
Oakleigh	3	Smaller parks to fill OS gaps that will expand as population growth demands (priority 5).
Oakleigh South	1	Smaller park to fill OS gap and service Boulevard growth that will expand as population growth demands (priority 4).
Wheelers Hill	2	One new park to fill a gap in the OS network, and one is further expansion of a priority 2 acquisition

Only one of these is in a high growth area (expansion of a priority 1 park) with the majority medium growth (generally in a GR22 or GR23 area).

Five of these are in SRL precincts however the population growth attributed to SRL has not been factored into this planning. Precinct planning will be undertaken for SRL which will identify localised growth and any additional open space needs.

As the locations of these is not experiencing the same level of growth as higher priority sites, there is less of a need for Council to intervene and prevent the sites being purchased by developers.

While there is some risk that land could be sold off market, or redeveloped increasing its value given the zoning of these properties and where growth is directed in Monash, this risk is much lower in comparison to the priority 1 and priority 2 properties.

Priority 4

At this stage it is recommended to defer purchase of priority 4 sites. While these sites are important to open space provision in Monash and should be acquired, this should not be done so at the expense of higher priority sites. Early acquisition of these sites may result in insufficient funds being available for higher priority sites.

There are a total of 14 new open space parks including at least one site with an acquisition priority 4. These contain 42 individual properties identified for priority 3 acquisition. All form parts of a larger park. Of these:

- Four form the initial acquisition stages of a larger park, with the balance being priority 5.
- Six of these are expansions of open space with the initial parts being a priority 2.
- Four of these are expansions of open space with the initial parts being priority 3.

The size of the ultimate parks (when all land is acquired) range from around 2700 sqm to around 6000 sqm.

These sites are generally in an open space gap area, and will experience limited growth, or are in a gap area but the typology of growth means that a smaller park will address the immediate open space demands and expansion can occur in the future. These are located in:

Priority 4 New Parks and Expansions

Suburb	Qty
Chadstone	1
Clayton	1
Glen Waverley	1
Hughesdale	2
Mount Waverley	3
Mulgrave	1
Notting Hill	1
Oakleigh	1
Oakleigh South	2
Oakleigh East	1

There is a need for Council to balance priorities within the constraints of funding available for open space acquisition. It is likely that Council may need to pass up some opportunities to acquire properties with a priority of 4 for acquisition to ensure that there are sufficient funds for higher priority properties that come to market.

It is recommended that priority 4 sites are regularly reviewed to ascertain whether any individual sites should be reprioritised higher, and whether Council has successfully acquired a high number of higher priority sites and has sufficient funds in reserve to start acquiring priority 5 sites. A good opportunity to undertake this regular review is with the 4 yearly planning scheme review, however interim reviews should also be considered.

Priority 5

There are a total of 23 new open space parks including at least a site with an acquisition priority 5. These contain 105 individual properties identified for priority 3 acquisition. Of these:

- Four rank the whole park as priority 5.
- Three are additional land where part has been identified as priority 2.
- Twelve are additional land where part has been identified as priority 3.
- Four are additional land where part has been identified as priority 4.

The parks are all in gap areas of open space, and are generally in areas experiencing a low rate of growth, or are in areas that are experiencing a medium level of growth, and expansions of a smaller reserve identified for a higher priority. They are located in:

Priority 5 New Parks and Expansions

Suburb	Qty
Ashwood	1
Chadstone	1
Clayton	1
Glen Waverley	3
Hughesdale	2
Mount Waverley	4
Mulgrave	3
Notting Hill	2
Oakleigh	4
Huntingdale	1
Wheelers Hill	1

At this stage it is not recommended Council consider the purchase of any priority 5 properties. Purchasing these would risk diverting funds away from other higher priority open space acquisitions. As with priority 4 sites, this position should be reviewed regularly to ascertain whether any sites should be reprioritised, or neighbourhoods are experiencing substantial growth.

## Appendix 1.

### Public Open Space Contributions - Capital project eligibility principles

#### 1. SUMMARY

This document sets out the principles for capital projects to be eligible for public open space contributions, capital stream of the Monash Public Open Space Contribution Allocation and Expenditure Plan.

#### 2. PURPOSE

The purpose of this document is to provide principles to guide the allocation of public open space contribution funds towards the capital works program.

#### 3. CONTEXT

**The provision of appropriately located, designed and accessible public open space is a key function of local government and is an intrinsic part of liveable urban neighbourhoods.**

The distribution, type and quantity of public open space across Monash varies, which can present challenges in meeting the diverse needs of existing residents and providing equitable access to open space, particularly as demographics, recreational choices and expectations change. Meeting these needs will require consideration of how existing open space is used, accessed, and developed to ensure the accessibility of open space to all members of the community, regardless of where they live, their age, gender, income, ethnicity, education or abilities.

In addition to the changing needs and expectations of current residents, additional demands will be placed on the public open space network as the population of Monash continues to grow.

#### 4. SCOPE OF POLICY

This policy demonstrates Council's responsibility to allocate public open space cash contributions as part of the annual plan and budget cycle, for the purpose provided under the *Subdivision Act 1988*, which states;

- 4.1. Council must set aside for public open space any land which is vested in the Council for that purpose.
- 4.2. Council must use any payment towards public open space it receives under the Act to;
  - a) buy land for use for public recreation or public resort, as parklands or for similar purposes; or
  - b) improve land already set aside, zoned or reserved (by the Council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; or

- c) with the approval of the Minister administering the Local Government Act 1989, improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes.

4.3. Public open space can be used for municipal purposes in accordance with the planning scheme, or sold only if the Council has provided for replacement public open space.

## 5. POLICY STATEMENT

5.1. Council must only expend public open space contributions received for the purposes provided under the Subdivision Act 1988 as follows, in order of priority.

5.1.1. Capital Works – New: The acquisition or creation of a new asset to provide additional services. This shall include implementation of new works, such as infrastructure and recreational facilities.

5.1.2. Capital Works – Upgrade: To increase the capacity of existing assets beyond their original design capacity or service potential. This shall include works which will increase the capacity of the facility to the extent that the existing open space will be able to be more intensively used after the upgrade works than before.

5.1.3. Capital Works – Renewal: Works to replace existing assets or facilities in instances where the renewal works will enable the facility to be more intensively used than before.

5.2. Contributions received from the public open space shall not be used for any maintenance works.

5.3. Public open space contributions shall not be used for actions necessary to decommission and dispose of assets that are no longer required

5.4. The public open space funding component toward each adopted project, may fulfil the project budget requirements either in full or in part.

5.5. The public open space contributions funding component toward each adopted project, must be able to be capitalised in accordance with the Audit requirements and Accounting regulations.

5.6. Determination of public open space contributions to eligible works shall be made either on an annual basis by Council via the formal Budget adoption process; or in special circumstances by a formal Council resolution after having considered a comprehensive report from the relevant Council Officer

5.7. Council shall endeavour to acquit no greater than the public open space cash contributions received within the financial year of their receipt, against legitimate capital renewal or upgrade works undertaken in that financial year.

5.8. Allocations towards projects with new or upgrade components will be prioritised over renewal projects.

- 5.9. Public open space contributions can be used to conduct feasibility studies and design costs relating to the development of open space or recreation facilities only if such expenditure is able to be capitalised in the Council's annual accounts in accordance with audit and accounting guidelines
- 5.10. At the end of each financial year, the balance of any unspent public open space cash contributions collected are to be transferred into the land acquisition reserve.
- 5.11. Consideration may be given to establishing a residual amount which would be built upon on an annual basis to fund strategic land acquisition or significant projects which would require a greater investment than the amount typically collected on an annual basis.

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