

MONASH PLANNING SCHEME

AMENDMENT C169mona

Who is the planning authority?

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

Land affected by the amendment

The amendment applies to the whole municipality.

What the amendment does

The Amendment proposes to update the public open space contribution rate for all eligible subdivisions.

The Amendment:

- Amends the Schedule to Clause 53.01 to:
 - Change the existing sliding scale of public open space contribution for “Dwellings” to a flat 10%; and
 - Change the existing 5% contribution for other subdivision from 5% to 10%.
- Introduces a new Local Planning Policy – Clause 22.15: Public Open Space Contributions Policy that sets out the guidance for the process on when, where and how a public open space contribution will be required, including whether in the form of cash in lieu, land or a combination of both.
- Amends Clause 21.10 in the Municipal Strategic Statement to provide guidance on the development of an open space network that meets the needs of a growing and changing community. It also removes redundant content and content that duplicates other provisions of the scheme.
- Introduces, updates or deletes nine reference documents to clause 21.10 of the Municipal Strategic Statement:
 - Delete *City of Monash Bicycle network plan. MSA Transport, December 1995* – This document has not informed planning policy decision making for open space.
 - Update *Healthy by Design: a Guide to Planning Environments for Active Living in Victoria. National Heart Foundation of Australia, June 2012* – The 2004 version has been superseded by the 2012 version.
 - Delete *Leading The Way: Councils Creating Healthier Communities – A Resource Guide for Councillors, VicHealth, May 2002* – This publication is no longer current and has been superseded by other publications. The contents has also fed into the Victorian Health and Wellbeing Plan which has fed into Council's Municipal Health and Wellbeing Plan which is included as a reference document.
 - Update *Monash Open Space Strategy, 2021. City of Monash, 2021* – This has been updated to reflect that the amendment is implementing the new Monash Open Space Strategy, replacing the 2004-2006 strategy.
 - Update *Monash Public Health and Wellbeing Plan 2021-2025. City of Monash 2021* – This has been updated from the 2002-2004 wellbeing plan to recognise that the new Open Space Strategy and planning policy have been updated to reflect the latest Municipal Health and Wellbeing Plan.

- Update *Dandenong Valley parklands Future Direction Plan 2006. Parks Victoria, 2006* – This has been updated as the 1995 plan previously referenced is no longer available.
- Introduce *Environmental Sustainability Strategy 2016-2026. City of Monash, March 2016* – This has been introduced to replace the Monash Conservation and Environment Strategy 2006 and has informed the Monash Open Space Strategy and open space policy around natural environmental considerations.
- Introduce *Urban Biodiversity Strategy 2018-2028. City of Monash, March 2016* – This has been introduced to replace the Monash Conservation and Environment Strategy 2006 and has informed the Monash Open Space Strategy and open space policy regarding impacts to vegetation and habitat around development in or adjoining open space and future open space.
- Deletes *Monash Conservation and Environment Strategy. City of Monash 1996* – This is no longer a current Council strategy, and has not been considered in the updating or developing of this policy.

Strategic assessment of the amendment

Why is the amendment required?

Future development in Monash will be achieved through increased densification of established areas and the redevelopment of a small number of brownfield sites. An increase in apartment and townhouse living will lead to a reduction in private open space per resident, leading to increased demand for a variety of accessible public open space. The amendment is required to increase the provision of public open space for future residents of Monash.

The *draft Eastern Land Use Framework Plan (DELWP 2021)* anticipates Monash's population increasing by 43,990 residents and 38,863 jobs between 2020 and 2036, and between 17,200 and 18,800 dwellings between 2021 and 2036.

A review of the potential funding mechanisms by the Monash City Council and SGS Planning & Economics has shown that the current contribution rate based on a sliding scale of between 2 percent and 5 percent depending on the number of lots or development type is inequitable and outdated in the context of modern infill development standards and densities.

A contribution rate of 10 percent has been determined as appropriate to deliver a reasonable standard of open space provision across the whole of Monash and is consistent with the provision of open space required in the planning for new housing in Melbourne's growth areas. This contribution rate reflects the need to ensure that all residents and workers in the future will have access to quality open space within a short walk of their homes.

The calculation of public open space contribution is founded on an inclusionary requirements approach. An inclusionary requirements approach does not burden development in under-supplied areas with greater costs for improving public open space. Instead, it recognises that the entire municipality is a singular planning area for public open space, across which an acceptable standard of public open space services must be met to facilitate future works. Public open space has the same implications for usage and need regardless of whether it is commercial, residential or industrial land use.

The contribution rate of 10% will result in an increase in quantum and quality of public open space being provided for residents and workers when compared to the current collection rates. It should be noted however that there is still likely to be a net reduction of public open space per resident and worker from 14.65 square metres per person currently provided in 2021 to 12.34 square metres per person forecast for 2036.

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

The Amendment implements the objectives of planning in Victoria contained in Section 4 of the Planning and Environment Act 1987, in the following ways:

- Providing an equitable method to collect contributions for public open space based on the need created by the new development.
- Providing certainty and consistency as to the required public open space contributions.
- Providing public open space to meet the needs of the future population.

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

Environmental Effects

The Amendment provides the opportunity for new public open space and the ability to upgrade existing open space. Open space is aesthetically pleasing, it can provide opportunities to mitigate the impacts of climate change and increase opportunities for active travel. Open space can also include areas of high value vegetation that can be conserved and may provide new open space links to provide paths and trails and improve habitat corridors. Open space provides large areas with no or limited underground infrastructure enabling larger trees with significant root systems to establish providing shade and cooling.

Social Effects

The Amendment will provide a strong benefit for the community through the provision of new public open space and the upgrade of existing open space. Open space provides for a range of social and community benefits by increasing social interaction, improving physical and mental health and providing for sporting pursuits and recreation. Increased open space will also provide a greater impetus for residents to explore their own local neighbourhoods and walk more.

Economic Effects

The Amendment will result in more equitable apportionment of financial costs and resources to fund public open space projects. It will also provide certainty to developers allowing improved cost planning and a more equitable means of distributing costs of meeting adequate open space provision in the context of growing infill, higher density development.

Does the amendment address relevant bushfire risk?

The amendment is not considered to have any implications on bushfire risk. It does not change development characteristics or capacity.

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

The Amendment complies with the requirements of Ministerial Directions on the Form and Content of Planning Schemes.

The Amendment is affected by Ministerial Direction 9 Metropolitan Strategy. The amendment is consistent with this Ministerial Direction as it:

- Provides a greater understanding of public open space needs for the City of Monash.
- Increases the availability, usability, and access to public open space.
- Provides opportunities for social interaction.
- Provides increased opportunity for greening the urban environment.
- Provides the opportunity for improving the community's mental and physical health.

The amendment is also consistent with the Ministerial Direction on Form and Content, and Ministerial Direction 11, the Strategic Assessment Guidelines for which the contents of this report addresses.

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

The Amendment supports the State Planning Policy Framework, in particular the following:

- Clause 12: Environmental Values, in particular the objective in Clause 12.05-2S for Landscapes which is 'to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.' The amendment supports this objective by ensuring natural features are protected and enhanced.
- Clause 15: Built Environment, in particular the objective in Clause 15.01-3S for Subdivision Design, which aims to 'ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods' and Clause 15.01-04S for Healthy Neighbourhoods, which aims to 'achieve neighbourhoods that foster healthy and active living and community wellbeing'. The amendment supports these objectives by promoting a diversity of public open space to support future subdivision development that foster a healthy lifestyle and achieve community benefit from well-designed neighbourhoods.
- Clause 19: Community Infrastructure, in particular the objective in Clause 19.02-6S for Open Space, which aims to 'establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.' The amendment supports this objective by seeking to protect and expand the public open space network to address the current and future gaps of provision.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports Clause 21.10 of Monash's Municipal Strategic Statement which addresses open space. This includes the following objectives:

- To encourage the provision of a diverse and integrated network of public open space to meet the sporting, recreational, health and environmental needs and preferences of the community and enhance the image of Monash as a quality environment to live, work in and visit.
- To provide safe, appealing and accessible public open space that is within easy walking distance of the majority of all residents regardless of their age, gender, ethnicity or abilities.
- To provide opportunities for the community to pursue the development and enhancement of its recreational and sporting endeavours by improving the quality, diversity, functionality and inclusiveness of public open space services and facilities.
- To ensure that all new development and redevelopment in the municipality addresses the current and future needs of the public open space network.

The Amendment supports these objectives by:

- Identifying current and future gaps in the provision of public open space to support the needs of new residents and collecting a contribution to fill these gaps.
- Ensuring that adequate public open space is provided for development, including sites that seek higher residential densities.
- Improving the diversity, functionality and inclusiveness of public open space facilities and landscape settings to meet the needs of the community.

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

The Schedule to Clause 53.01 is specifically provided in the Victorian Planning Provisions to allow Councils to establish open space contribution rates appropriate for their local circumstances. It is the

most appropriate tool to guide decision making in determining where land and financial contributions should be sought.

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

The views of any relevant agency will be sought during exhibition of the amendment.

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

This Amendment does not have any significant impacts on the objectives and decision-making principles set out in the *Transport Integration Act 2010*.

Resource and administrative costs

The Amendment will not have a significant impact on the resource and administrative costs of the responsible authority as there is an existing process in place to collect public open space contributions under Clause 53.01 of the Monash Planning Scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Monash website at www.monash.vic.gov.au.

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

Monash City Council
Civic Centre
293 Springvale Road
Glen Waverley VIC 3150

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **Tuesday 12 July 2022**.

A submission must be sent to:

Strategic.planning@monash.vic.gov.au

OR

Strategic Planning
City of Monash
PO Box 1
GLEN WAVERLEY VIC 3150

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week Commencing 26 September 2022
- panel hearing: Week Commencing 2 or 9 November 2022