

22.15 PUBLIC OPEN SPACE CONTRIBUTIONS POLICY

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Proposed C169mona

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

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Public open space contributions play an important role in funding new open space and providing additions to existing open space to address the needs of a growing community. The Monash open space network contains gaps in the provision of public open space.

Modest infill development will continue in Monash suburbs, however, there are certain areas that will experience a higher levels of development, including within activity centres and in the Monash National Employment and Innovation Cluster (MNEIC). There are also potential strategic redevelopment sites and urban renewal precincts where increased dwelling densities will place even higher demands on the open space network and contributions may need to be higher in these areas.

22.15-2 Objectives

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To implement the Monash Open Space Strategy 2021.

- To enhance and expand the public open space network.
- To ensure that development provides appropriate public open space, including strategic redevelopment sites that seek higher residential densities.
- To identify the circumstances when and where land contributions to meet an open space contribution obligation will be required 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

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It is policy to:

- Discourage “in kind” contributions for works such as recreation equipment and other facilities, unless provided in large integrated developments.
- Seek cash contributions for public open space in most circumstances to meet the requirements of Clause 53.01 and ensure that new development makes an appropriate contribution to the public open space needs of the community.

Land contributions

- Avoid land contributions for public open space unless:
 - The development is located in a gap area shown in Map 1, and
 - The subdivision can contribute sufficient land to meet the recommended minimum standards for public open space, or adjoins existing open space and expansion will assist in meeting the recommended minimum standards.
- Ensure Public open space land contributions meet the following minimum standards:
 - Between 0.5 hectares and 1.0 hectares for a local level park, unless it adjoins an existing 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.
- Ensure land contributed:
 - Has 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 the surrounding urban environment.
 - Promote safety, casual surveillance and active frontages to nearby residential properties.

Encumbered land

Avoid contributions of land that is encumbered, 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.
- Land that has limited or constrained broad public access.

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. This land will not be credited as an open space contribution.

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.
- The amount, quality and diversity of open space provided.

22.15-4 References

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Monash Open Space Strategy 2021, City of Monash

City of Monash - Open Space Contribution Rate Planning, City of Monash, October 2021

Monash Housing Strategy, Planisphere, October 2014

MONASH PLANNING SCHEME

Map 1 - Gaps in access to Public Open Space network - Monash Open Space Strategy

