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OPEN SPACE

21.10-1

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Proposed C169mona

Overview

Monash has an extensive network of public open space that provides the community with health, social and psychological benefits as well as environmental, ecological, tourism and economic benefits. By 2036 an additional 43,990 people are forecast to live in Monash and will increase the demand for public open space.

The distribution, type and quantity of public open space across Monash varies. This can present challenges in meeting the diverse needs of the community and providing equitable access to open space, particularly as demographics, urban form, employment growth, recreational choices and community expectations change.

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Key issues

- The provision and planning of open space should consider the changing demographics and growing population of the Monash community and help result in healthier, happier and more vibrant **connected** communities.
- Open space areas should provide for active and passive recreation, recreation trails, nature experiences as well as infrastructure requirements.

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Objectives, strategies and implementation

Objectives

- To maintain and enhance the public open space network for current and future populations.
- To provide a diverse and integrated network of open space that provides equitable access to good quality public open space for the community regardless of their age, gender, ethnicity or abilities.
- To protect and enhance all open space with identified environmental significance, significant natural landscape and heritage values from degradation as a result of community recreational demands **and development impacts**.
- **To provide safe, appealing and accessible public open space that is within 400 metres walking distance of the majority of residents.**
- To ensure appropriate and equitable public open space contributions at the time of subdivision to meet future needs of the community.

Strategies

- Ensure that development on adjoining and nearby land is designed so that the amenity of future residents is not adversely affected by use of the open space.
- Ensure that all new development and redevelopment in the municipality addresses the current and future needs of the open space network based on future population growth, including expansion of the path and trail network.
- Improve the diversity of public open space functions and landscape setting type and encourage the development of multi-use social/ family recreation parks that improve social cohesiveness.
- Promote the development of parks that are safe, shaded, well located and accessible and vibrant and where appropriate incorporate universal design features and environmentally sustainable design principles.
- Ensure that strategic redevelopment sites that seek high residential densities provide an appropriate level of open space to cater for the intended population, including for student and aged care accommodation.

- For development in employment and industrial areas encourage public open space to cater for the needs of workers.
- The location of new public open space has regard to the protection of indigenous flora or fauna of significance, significant natural landscapes and heritage vales.
- Ensure that public open space and recreation trails with a bushland or conservation role are carefully **managed and** maintained to protect significant flora and fauna.

Implementation

These strategies will be implemented through the following actions.

Policy and exercise of discretion

- Using local policy to ensure that development causes minimal impact and loss of amenity to open space areas. (Residential Development and Character Policy, Clause 22.01, Industry and Business Development and Character Policy, Clause 22.03, Stormwater Management Policy, Clause 22.04, Tree Conservation Policy, Clause 22.05, Outdoor Advertising Policy, Clause 22.08, Public Open Space Contributions Policy Clause 22.15).
- Complying with the State environment protection policy (Waters of Victoria).

Zones and overlays

- Applying the Public Park and Recreation Zone and Public Conservation and Resource Zone where appropriate.
- Applying and modifying the Vegetation Protection Overlay where appropriate.
- Applying the Land Subject to Inundation Overlay and Special Building Overlay as appropriate.

Other actions

- Implementing the actions identified in the City of Monash Open Space Strategy 2021.
- Continuing to implement Council's street tree programs.
- Implementing the actions identified in the City of Monash Environmental Sustainability Strategy 2016 - 2026.

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Reference documents

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Healthy by Design: a Guide to Planning Environments for Active Living in Victoria. National Heart Foundation of Australia, June 2012

Monash Open Space Strategy 2021. City of Monash, 2021.

Monash Public Health and Wellbeing Plan 2021 – 2025. City of Monash, 2021.

Dandenong Valley Parklands Future Direction Plan 2006. Parks Victoria, 2006.

Environmental Sustainability Strategy 2016 - 2026. City of Monash, March 2016.

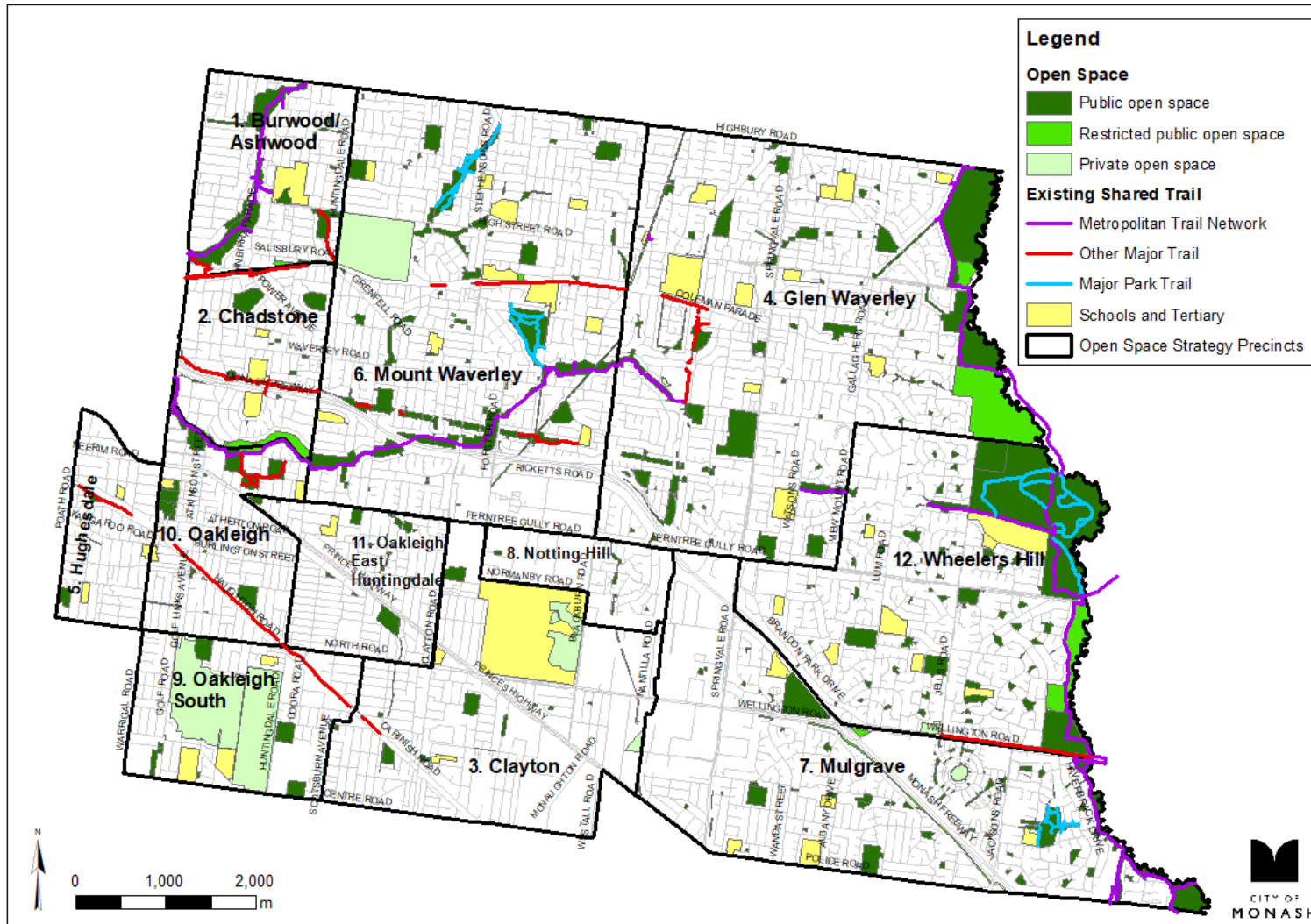
Development/Improvements to Council Owned Facilities and Reserves by Resident Clubs, City of Monash, 29 August 2000

Urban Biodiversity Strategy 2018 - 2028. City of Monash, November 2018.

Desktop Aboriginal Cultural Heritage Assessment, December 2002

MONASH PLANNING SCHEME

Map: Open Space in Monash



22.15 PUBLIC OPEN SPACE CONTRIBUTIONS POLICY

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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.

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- 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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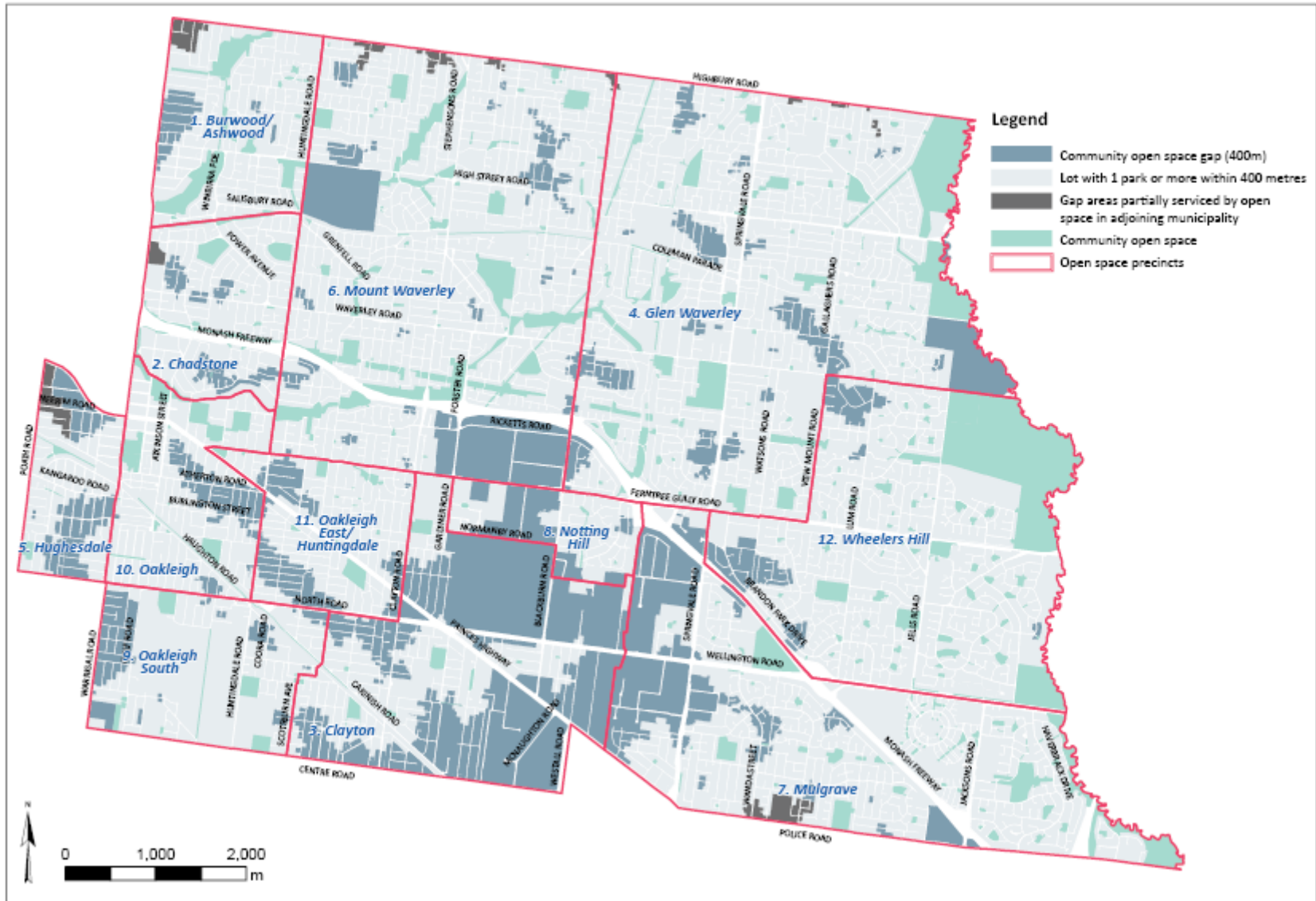
Monash Open Space Strategy 2021, City of Monash

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

Monash Housing Strategy, Planisphere, October 2014

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



31/07/2018
VC148

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

1.0

Subdivision and public open space contribution

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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	10%