

22.12 PUBLIC OPEN SPACE CONTRIBUTION POLICY

12/03/2015
C120

This policy applies to all subdivision of three lots or more except for subdivision within the area known as the Caulfield Village as delineated in the Caulfield Mixed Use Area Incorporated Plan February 2014.

22.12-1 Policy Basis

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Public open space is highly valued in the City of Glen Eira and fulfils a wide range of functions. Glen Eira has a deficiency in the amount of public open space when compared with metropolitan standards. Current challenges within Glen Eira include the need to improve the amount and quality of public open space.

The *City of Glen Eira Open Space Strategy 8 April 2014* identifies the open space needs of the existing and forecast population of Glen Eira. It identifies locations where public open space is lacking, additional open space will be needed and a range of improvements to the existing open space system will be undertaken. The strategy commits to a 13-year framework of actions that will be funded from a variety of sources.

Public open space contributions from developers are one of a number of potential sources of resources for the acquisition of land for public open space and improvement of existing facilities on behalf of new populations.

Because public open space contributions can only be imposed at the subdivision stage, it is important for developers to ascertain at the site analysis stage of the design process whether any part of the site might be required by council for public open space purpose where the site:

- is in an area where a land contribution may be sought on Map 1
- fits the selection criteria for public open space in this clause.

22.12-2 Objectives

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- To implement the *City of Glen Eira Open Space Strategy 8 April 2014*.
- To identify when and where land contributions for public open space are preferred over cash contributions.
- To ensure that where appropriate, land suitable for public open space is set aside as part of the design of a development so that it can be transferred to or vested in council, in satisfaction of the public open space contribution requirement.

22.12-3 Policy

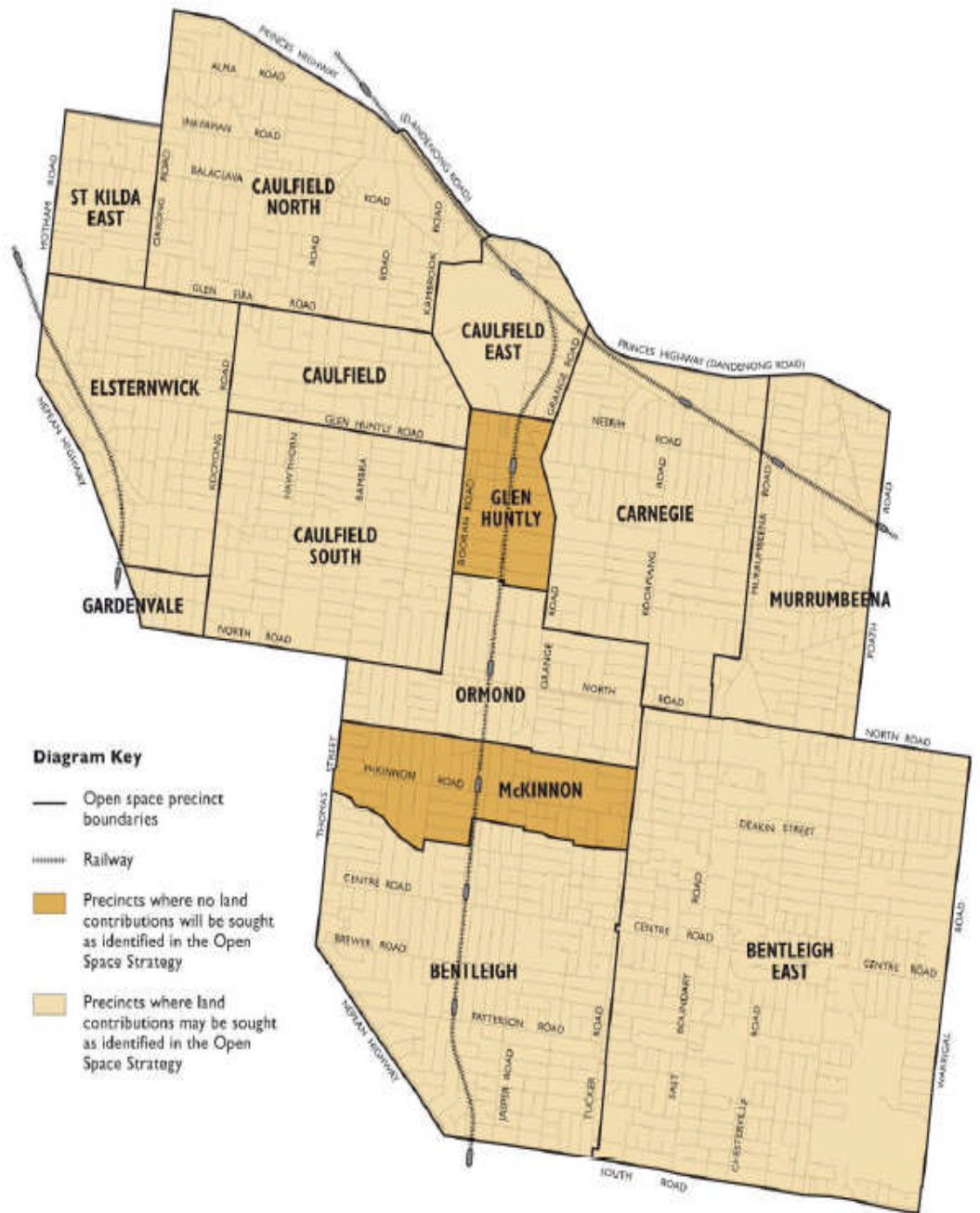
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It is policy that:

Location

Land contributions for public open space will be preferred over cash contributions for the purposes of Clause 52.01 of the scheme within areas as identified in Map 1 of this policy. Land will be requested and accepted at council's discretion, in accordance with the open space land requirements in the *City of Glen Eira Open Space Strategy 8 April 2014*.

Map 1: Preferred areas for land contributions for public open space



Selection criteria for public open space

Land to be contributed:

- Should be of a size to meet its intended purpose or be able to meaningfully contribute to the assembly of a parcel of land. Minimum size parcels for each type of open space are as follows:
 - Neighbourhood open space, minimum 1 hectare
 - Local open space, minimum 0.26 hectare (up to 0.99 hectare)

- Small local open space, minimum 0.03 hectare (up to 0.25 hectare) with a minimum width of 20 metres in at least one direction
- Small local link space, with a minimum width of 5 metres.
- Should be accessible or have the potential to be accessible.
- Should not be affected by the adjoining land use in a way that diminishes the ecological, social or cultural value of the open space.
- Should receive a minimum of three hours of direct sunlight between 9 am and 3 pm during mid-winter and at least five hours of direct sunlight between 9 am and 3 pm on 22 September and be free from structures and protrusions.
- Should have the ability to incorporate sustainable water supply and provide long-lived broad spreading canopy trees.
- Must be physically suitable for use as public open space including that there are no inherent issues such as contamination and significant financial or safety implications for the Glen Eira City Council if the land becomes public open space.
- Should include the site's existing biodiversity values and the potential to contribute to the protection and enhancement of these values along with a site's contribution to existing or future ecological diversity.
- Should enhance any Indigenous and non-Indigenous heritage values.
- Should contribute to the character and attractiveness of the neighbourhood.
- Should take into consideration contribution to the wider open space network including forming open space corridors, links and connections to improve accessibility into existing or proposed future open space.
- Should have the ability to be re-zoned for open space purposes, for council to effectively maintain and manage the land as open space.
- Should accommodate a range of structured sport, unstructured recreation and informal uses applicable to the scale of the proposed open space.
- Should be close to a range of transport options such as public transport, linear and shared trails, and major roads and the street network appropriate to the catchment for the proposed open space.
- Should be visually prominent and generally accessible by at least two access points and local roads to at least two sides.

Land that does not meet all of the above criteria may still be appropriate as open space for the purposes of Clause 52.01.

Early consideration of land

Early consideration of land contributions in locations where this policy has identified a preference for a land contribution rather than cash contribution is encouraged. An applicant should consult the responsible authority very early in the site analysis phase of a proposal to ascertain whether any part of the land might be suitable and required for public open space purposes should council wish to obtain a land contribution for open space.

The design of a building on land which will be required for public open space should accommodate the provision of public open space in a manner which meets the selection criteria for public open space.

Policy Reference

City of Glen Eira Open Space Strategy 8 April 2014

City of Glen Eira Open Space Strategy: Open Space Contributions Program 1 July 2014