

**22.09 PUBLIC OPEN SPACE CONTRIBUTIONS POLICY**

19/01/2006  
VC37

This policy applies to applications for subdivision, and the assessment of the percentage contribution to open space (whether by levy or land).

**22.09-1 Policy basis**

19/01/2006  
VC37

The City of Boroondara’s open space provision ranks in the lower quarter of municipalities in the metropolitan area and in the lower half of the inner municipalities. It is a well established urban area with limited opportunities for the acquisition of new open space. At the same time it is experiencing significant pressures for medium density development and a steady population increase. Council’s strategic work has established the need to improve the existing open space system it so that it is more useable and used by more people. It has also identified the need for some new open space with emphasis on completing missing links in key areas (mainly along the Yarra River) and filling the gaps in deficiency areas.

The levies on subdivision contributions, in accordance with the Subdivision Act 1988, provide an important source of revenue for funding new acquisition and capital improvement of open space to meet the needs of the new population to be accommodated by the subdivision.

This policy stems from the strategy in the Municipal Strategic Statement under Recreation and Leisure, to actively seek funding towards new or improved open spaces and recreation facilities.

**22.09-2 Objectives**

19/01/2006  
VC37

- To levy new subdivision contributions on a fair and equitable basis to provide funding towards the provision of adequate open space proportionate to the needs of any intensified use which will arise from new subdivision.
- To diversify and improve the settings, services and facilities provided in the open space system to meet the needs of the broadest range of residents of the City.
- To provide for new open space, with an emphasis on completing missing links and filling the gaps in the overall provision, in accordance with the recommendations of the Open Space Policy.

**22.09-3 Policy**

19/01/2006  
VC37

It is policy that:

- New subdivision be levied at 5% of its land value. This may be reduced if it can be demonstrated that:
  - The likely new population on the site will have reduced open space needs, because of reduced numbers or change of population profile, compared with the previous population on the site.
  - The density of the site will be lower than the surrounding area, and/or the surrounding area densities are already low compared with the municipality as a whole.
  - The existing provision of open space in the locality and the region is adequate for the current population and not in need of improvement.
  - The amount of the open space provided on the site (both public and private) is generous and its utility for resort and recreation purposes is high.

- Council's strategies and programs for open space indicate no specific proposals for improvements to the open space system in both the local and the regional context.
- The proportion of the levy be varied in accordance with the relative importance of each of these criteria, as assessed in each case.
- In the case of a levy by payment, this levy be directed towards priorities for open space improvement identified in firstly the local area and secondly the regional area of the subdivision.
- In the case of provision of new open space land as part of the subdivision, the following additional requirements apply:
  - The proposal has the potential to improve the range of open space opportunities in the locality.
  - The proposal improves links with the existing open spaces and social/activity centres.
  - The land to be provided will be suitable for open space use and integrated within the subdivision so as to be useable, user-friendly and manageable.
  - The land to be provided is located to conserve and enhance any identified natural/cultural features/areas.
  - The proposal improves local amenity.

**22.09-4**

19/01/2006  
VC37

**Policy references**

City of Boroondara: Open Space Policy, 1996

City of Boroondara: Leisure Facilities Strategy, (Draft) 1997

Interim Council Policy for Public Open Space Contributions Required Pursuant to Section 18 of the Subdivisions Act 1988, 1995

City of Boroondara Public Open Space Contributions Guidelines. (to be prepared)