

22.19 PUBLIC OPEN SPACE CONTRIBUTIONS

26/04/2018
C153

This policy applies to all subdivision applications and identifies how Council will accept and use public open space contributions whether by financial payment or land contributions. It is to be applied in conjunction with Clause 52.01 – Public Open Space Contribution and Subdivision.

22.19-1 Policy Basis

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The City of Kingston Open Space Strategy 2012 identifies the open space needs of the existing and forecast future population of Kingston. It identifies locations where public open space is lacking, where additional open space will be needed and a range of improvements to the existing open space system that need to be undertaken to provide for the future expected population.

It is anticipated that the population of Kingston will reach 185,214 people by 2036. Total new dwellings from 2011 to 2036 are anticipated to reach 16,981. Approximately half of this new dwelling stock is anticipated to be located within key activity centres. The forecast increase in population and housing diversity will significantly increase the need and demand for existing and new public open space.

Residential development within Kingston's activity centres including Moorabbin, Highett, Cheltenham, Mentone and Mordialloc and Strategic Redevelopment Sites are anticipated to play a significant role in providing for housing. Moorabbin Activity Centre is forecast to have the most significant increase in total dwellings at 2,392 by 2036, followed by Cheltenham Activity Centre at 1,634 dwellings and Mentone Activity Centre with 1,266 dwellings.

Kingston's established residential areas will continue to play a role in meeting future housing needs through infill development. However, this will occur at a rate substantially lower than that anticipated within the key activity centres and on Strategic Redevelopment Sites. Provision of open space in Kingston's residential areas is unequally distributed with some suburbs enjoying high levels of open space and other areas being deficient.

Public open space contributions provide an important role in funding new open space and facilitating capital improvement to existing public open space to assist in meeting the needs of the future population.

22.19-2 Objectives

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- To implement the City of Kingston's Open Space Strategy 2012, Cheltenham Activity Centre Structure Plan July 2010, Moorabbin Activity Centre Structure Plan May 2011 and Mentone Activity Centre Structure Plan July 2011, Highett Structure Plan May 2006 and Mordialloc Pride of the Bay Structure Plan November 2004.
- To provide a fair and equitable basis for the application of public open space contributions towards the provision of new and improved open space required as a result of new development.
- To diversify and improve the settings, services and facilities provided in the open space system to meet the needs of the community.
- To provide new open space in areas that are currently or are at risk of being deficient in open space provisions.
- To identify when and where land contributions for public open space may be sought in preference to financial contributions and vice versa.
- To identify suitable land to be set aside, as part of the design of new development, in order to satisfy the public open space contribution requirement.

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It is policy that:

Land Contributions

Land contributions for public open space will generally be preferred over cash contributions for the purposes of Clause 52.01 of the scheme for land proposed to be developed and subdivided within the area identified as Land Contribution Preferred Area in Map 1.

In locations where a land contribution may be sought over a cash contribution, it is policy that the following criteria be used to determine whether any part of the land in a development proposal is appropriate to be contributed as public open space at the time of subdivision of the land or building.

Land to be contributed should:

- Facilitate greater access or functionality to another existing or proposed open space.
- Have the potential and flexibility to accommodate a range of open space opportunities, settings and experiences.
- Be suitable for its intended use.
- Be of an appropriate size and dimension.
- Be appropriately located to the population.
- Provide for community safety and passive surveillance.
- Be capable of being transferred to Council and rezoned for public open space.

Cash Contributions

Cash contributions for public open space will generally be preferred over land contributions for the purposes of Clause 52.01 of the scheme for land proposed to be developed and subdivided in the areas identified as Cash Contribution Preferred Area in Map 1.

Strategic Redevelopment Sites

A Strategic Redevelopment Site where there is a rezoning of non-residential land to residential land for intensive residential development and the rezoning would create a new community within the redevelopment site (nominally 200 dwellings or more) is to be levied at least the rate specified in the Schedule to 52.01 – Public Open Space Contribution and Subdivision. Higher rates may be required depending on:

- The anticipated additional population and demographics based on the proposed development.
- The density of the proposed development.
- The amount, quality and type of open space to be provided on site.

An open space needs assessment may be required as part of the proposal, where a rezoning of the land is required or a significant development is proposed. Cash contributions will relate to the cost of providing the identified open space needs created by the proposed development.

Encumbered Land

While encumbered land may have an open space role to play, land contributions comprising of encumbered land are not to be credited for the purposes of a public open space contribution made under Clause 52.01 – Public Open Space Contribution and Subdivision.

Encumbered land comprises:

- Land that would ordinarily be excluded from development due to the need to conserve flora and fauna values.
- Conservation and heritage areas.
- Land that may be contaminated.
- Land that is subject to flooding.
- Waterways, retarding basins or wetlands unless they are designed so as to offer a secondary purpose such as safe swimming.
- Land that is steeply sloping (i.e. greater than one in three slope) or subject to landslip.
- Land that is affected by a servicing easement (e.g. including but not limited to high voltage power lines, water pipe and sewer easements).

Encumbered land should where possible be designed as part of the open space network and Council may accept encumbered land as additional land that can supplement the unencumbered open space land to form an overall network.

Map 1 Kingston Open Space Strategy 2012, Sub-precincts

