

GREATER DANDENONG PUBLIC OPEN SPACE CONTRIBUTION & SUBDIVISION CONTRIBUTION REQUIREMENTS & CALCULATIONS PLAN 2021

Greater Dandenong Planning Scheme

– Clause 53.01

Under the Planning and Environment Act 1987



This document explains how Council calculates the open space contributions it collects to help fund the enhancement and improvement of the public open space network.

What are the public open space contribution rates?

The public open space contribution rates are as listed in detail under the Schedule to Clause 53.01 of the *Greater Dandenong Planning Scheme*.

How have public open space contributions been calculated?

Residential

A municipal rate for residential subdivision has been calculated by dividing the cost of implementing the Strategy apportioned to new development by the estimated total value of residential land to be developed over the Strategy period. As a result, the contributions rate for residential development is 6.3%.

This method estimates the public open space contribution rate (as a percentage) to ensure new development pays for its share of the cost of upgrading the open space network.

Mixed use

The contributions rate for a mixed-use development is derived from a weighted average of the contributions that apply to each use and the respective Gross Floor Area (GFA). A mixed-use development would make a 2% contribution for any retail or commercial components and a 6.3% contribution for any residential components.

Table 1 shows an example of how to calculate the contribution rate for a multi-storey development that includes retail use at ground floor, commercial use at first floor and residential dwellings above.

Table 1: Example of contributions payable for a mixed-use development

| Use | Gross Floor Area (sqm) | % of Total GFA | POS Contribution % | Weighted POS Contribution % |
|--------------|------------------------|----------------|--------------------|-----------------------------|
| Retail | 500 | 10% | 2% | 0.20% |
| Commercial | 500 | 10% | 2% | 0.20% |
| Residential | 4,000 | 80% | 6.3% | 5.04% |
| Total | 5,000 | 100% | - | 5.44% |

Industrial and commercial

The contributions rate of 2% for industrial and commercial areas reflects the additional usage demand created by employees and visitors.

Major redevelopment sites

For future major redevelopment sites, a specific open space contribution or developer contribution rate will be calculated.

What is the legal basis for collecting public open space contributions?

An open space contribution must be paid in accordance with the requirements of the *Subdivision Act 1988* and the *Planning and Environment Act 1987*.

The public open space contributions will be levied under Clause 53.01 of the *Greater Dandenong Planning Scheme* by way of planning permit conditions. All owners of land being subdivided will be required to make public open space contributions.

Who will make public open space contributions?

All new development contributes to the cost of expanding and upgrading the open space network which reflects the improvements needed to meet the demand from residents and employees within those new developments.

This contribution scheme applies equally across the municipality, however, excludes those areas covered by a separate open space contributions scheme as listed under the Schedule to Clause 53.01 of the *Greater Dandenong Planning Scheme*.

In the case of a multi-unit development which retains the existing dwelling house, Council may choose to waive the requirement for a public open space contribution for the land occupied by the existing dwelling unit.

Why will Council collect public open space contributions?

With a growing population and higher demand for open space, the *Greater Dandenong Open Space Strategy 2020-2030* seeks to increase the quantity of public open space and to improve the amenity and quality of existing spaces to ensure they are resilient to the impact of climate change and provide the appropriate level of facilities, particularly within higher density neighbourhoods.

How and when will public open space contributions be collected?

Contributions will be payable on the subdivision of land, including residential, commercial and industrial land, and must be paid to Council prior to the issue of a statement of compliance.

Payment of open space contributions is to be made in cash. Council may consider land contributions where:

- This will enlarge an existing public open space, or will enable the establishment of a sizeable open space in an area identified as a gap in open space provision by the *Greater Dandenong Open Space Strategy 2020-2030*; and
- Council considers that the land is generally suitable for open space.

All monies held in Council's *Open Space – Planning, Development and Improvements Reserve* account will be used for the provision of improvements or expansion of Greater Dandenong's public open space network in accordance with the *Greater Dandenong Open Space Strategy 2020-2030* and Council's *Public Open Space Acquisition and Improvement Policy (2020)*.