



| **Date:** 3 February 2020

Submission on behalf of the Planning Authority
Amendment C148 to the Monash Planning Scheme

| **Council's submission: Part A**

INTRODUCTION	3
PANEL DIRECTIONS	4
BACKGROUND TO THE AMENDMENT	5
Relevant strategic documentation.....	5
The Monash Open Space Strategy 2018 (MOSS)	5
SGS Open Space Contribution Rate Planning 2018 Report (SGS Report)	6
PREPARATION OF AMENDMENT C148	7
Resolution to prepare the Amendment	7
Authorisation	7
Exhibition.....	8
Submissions.....	8
Consideration of submissions	9
ISSUES IDENTIFIED IN SUBMISSIONS	9
STRATEGIC CONTEXT AND ASSESSMENT	10
<i>Planning and Environment Act 1987</i>	10
Planning Policy Framework	11
Local Planning Policy Framework.....	11
Clause 53.01 (Public Open Space Contribution and Subdivision)	14
CHANGES TO THE AMENDMENT	14
CONCLUSION	14
ATTACHMENT 1 – CHRONOLOGY OF EVENTS	17
ATTACHMENT 2 – CITY OF MONASH STREET TREE STRATEGY 2016	18
ATTACHMENT 3 – MONASH URBAN LANDSCAPE AND CANOPY VEGETATION STRATEGY 2018	19
ATTACHMENT 4 – CITY OF MONASH ENVIRONMENTAL SUSTAINABILITY STRATEGY 2016- 2026	20

INTRODUCTION

1. This submission is made on behalf of Monash City Council (**Council**).
2. Council is the Planning Authority for Amendment C148 (**Amendment**) to the Monash Planning Scheme (**Scheme**). Council has prepared and is the proponent of this Amendment.
3. The Amendment applies to all land within the municipality.
4. The purpose of the Amendment as set out in the explanatory report is:

The Amendment is required to better meet the public open space needs within the City of Monash of a growing population. The City of Monash's Open Space Strategy (MOSS) was adopted in October 2018. The MOSS identifies the public open space needs of existing and future residents of Monash, gaps in the provision of public open space and opportunities to address those gaps. Currently the amount, quality and accessibility of open space varies considerably across the suburbs of Monash.

A contribution rate of 10 percent has been determined as necessary to deliver a reasonable standard of open space provision across the whole of Monash and is consistent with the provision of open space required in the planning for new housing in Melbourne's growth areas. This contribution rate reflects the need to ensure that all residents in the future have contributed to providing an appropriate level of public open space services and recognises a need of 30 square metres per person. In the absence of a state wide standard the determination of a benchmark of 30 square metres per person is based on an assessment of open space provision standards internationally, nationally and also other examples from within Victoria (for example City of Wyndham and City of Frankston). This figure also recognises the current baseline of provision in Monash at 27 square metres per person and that there are existing inequalities across Monash suburbs that need to be addressed and improved.

The calculation of public open space contribution is founded on an inclusionary requirements approach. An inclusionary requirements approach does not burden development in under-supplied areas with greater costs for improving public open space. Instead it recognises that the entire municipality is a singular planning area for public open space, across which an acceptable standard of public open space services must be met to facilitate future works. Public open space has the same implications for usage and need regardless of whether it is commercial, residential or industrial land use.

5. In summary, the Amendment proposes to update the public open space contribution rates for all subdivisions in the City of Monash. More specifically, the Amendment (as exhibited):
 - 5.1 amends the schedule to clause 53.01 to require all subdivisions to provide a public open space contribution of 10%. This replaces the current sliding scale for dwellings of:
 - 3 lots - 2%
 - 4 lots - 3%
 - 5 lots - 4%
 - 6 or more lots - 5%
 - all other land - 5%

- 5.2 introduces a new Local Planning Policy, being clause 22.15: *Public Open Space Contributions Policy*, providing guidance for the process on when, where and how a public open space contribution will be required, including whether in the form of cash in lieu, land or a combination of both; and
- 5.3 replaces clause 21.10 in the Municipal Strategic Statement with a new clause 21.10. New clause 21.10 sets out a number of strategies in relation to public open space. These strategies will be implemented through the following actions (amongst others):
- implementing the actions identified in the MOSS;
 - having regard to the Dandenong Valley Parklands Future Direction Plan 2006;
 - continuing to implement Council's street tree programs, in accordance with the City of Monash Street Tree Strategy 2016 and Monash Urban Landscape and Canopy Vegetation Strategy 2018; and
 - implementing the actions identified in the Monash Urban Landscape and Canopy Vegetation Strategy 2018; and
 - implementing the actions identified in the City of Monash Environmental Sustainability Strategy 2016 - 2026.¹
6. Council notes there is an exemption in clause 53.01 from a public open space requirement specified in the Scheme if (among other things) a subdivision subdivides land into 2 lots and Council considers it unlikely that each lot will be further subdivided.

PANEL DIRECTIONS

7. This Part A submission responds to direction 2 of the Panel's Directions issued on 9 December 2019 (**Panel Directions**) requiring Council to circulate its Part A submission to all parties by 4pm on Monday 3 February 2020 and specifying the items to be included in its submission.
8. The Part A submission is arranged under the following headings, in accordance with the Panel Directions:
- 8.1 Background to the Amendment (including chronology of events);
 - 8.2 Preparation of the Amendment
 - 8.3 Strategic context and assessment
 - 8.4 Issues identified in submissions
 - 8.5 Changes to the Amendment
9. Council's 'Part B' submission, to be made during the hearing, will address the following matters required by direction 10 of the Panel Directions, as well as Council's response to the matters raised in any expert evidence tabled:
- 9.1 All changes to the Amendment documentation made between the exhibited version and the modified Council preferred version (if applicable);

¹ A copy of these documents are provided to the Panel with this Part A submission.

- 9.2 Council's response to submissions and evidence;
- 9.3 Council's final position on the Amendment;
- 9.4 A detailed explanation of how the 10% contribution rate was calculated;
- 9.5 Further explanation of the *City of Monash – Open Space Contribution Rate Planning - Figure 4: Current access to Open Space network*; and
- 9.6 A summary of Council's capital works expenditure on open space for the past 5 years.

BACKGROUND TO THE AMENDMENT

- 10. A chronology of events forms **Attachment A** to Council's submission.

Relevant strategic documentation

- 11. The Amendment was informed by the following key documents:
 - 11.1 The *Monash Open Space Strategy 2018*.
 - 11.2 The *SGS Open Space Contribution Rate Planning 2018 Report*.

The Monash Open Space Strategy 2018 (MOSS)

- 12. The MOSS was adopted by Council at its meeting on 30 October 2018. At this meeting, Council also resolved to request the Minister for Planning authorise Council to prepare the Amendment to introduce a new public open space contribution for the Monash Planning Scheme. Council resolved to:
 - 1. Note the changes made to the draft Monash Open Space Strategy in response to public consultation undertaken in September and October 2017,
 - 2. Note that following the SGS Planning & Economics review, a key direction of the Strategy is to require Public Open Space contribution of 10% for subdivision of all land in Monash,
 - 3. Adopt the updated Monash Open Space Strategy,
 - 4. Authorise the Director City Development to request the Minister for Planning for authorisation to prepare and exhibit an amendment to the Monash Planning Scheme as outlined in this report, including:
 - i. Changes Clause 53.01 to require that all subdivision is required to provide a public open space contribution at a rate of 10%
 - ii. A new Local Planning Policy to set out the policy for the process for open space contributions, and
 - 5. Upon receiving authorisation from the Minister for Planning, exhibit the amendment in accordance with Section 19 of the Planning and Environment Act 1987.
- 13. The MOSS provides a framework and a plan for the future needs of the existing and growing community of Monash for an open space network of sports and leisure reserves, local parks and trails over the next 10 years. A key action identified by the MOSS is to make changes to the Scheme to update the public open space contribution rates for all subdivisions.

14. Specifically, the MOSS sets out a range of actions including the preparation of an amendment to clause 53.01 of the Scheme to vary the public open space contribution rate to 10%.
15. The Amendment proposes to increase the public open space requirement for subdivisions to 10% cash, or 10% land, or a mix of both, and would apply to both residential and non-residential development. The money or land acquired is to be used for the delivery of a reasonable standard of open space across the whole of Monash, in line with Council's adopted MOSS.
16. The vision of the MOSS is that the City of Monash has quality, diverse and accessible open space to drive the liveability, health and wellbeing of its community by:
- Meeting the current and future needs of the community – close to where people live, work and play.
 - Having a diversity of functions for social, physical and environmental experiences for the whole community.
 - Strengthening the 'Garden City Character' of residential, commercial and industrial areas.
17. The principles which underpin the MOSS include:
- Equitable access – ensure an appropriate level of open space is available for all residents regardless of where they live, their age, gender, income, ethnicity, education or ability.
 - Diversity of opportunities and experiences to ensure all residents can use and benefit from open space.
 - Quantity – the provision of open space across Monash will continue to be increased to ensure an appropriate level is available for all residents.
 - Quality (fit for purpose) – ensuring that the function of an open space meets the requirements for that function.
 - Sustainability – in design, development and management of open space.
 - Dependency – some people, activities and assets are dependent on the inherent natural qualities of open space reserves. As a priority, open space should support activities and users who are more dependent upon it.
 - Environmental protection, enhancement and appreciation including the protection of canopy trees, habitat, flora and fauna and waterways.
18. The MOSS outlines twelve precincts to provide a more detailed analysis of open space provision and relative need. A series of recommendations are set out for each of the precincts. These areas include Burwood / Ashwood, Chadstone, Clayton, Glen Waverley, Hughesdale, Mount Waverley, Mulgrave, Notting Hill, Oakleigh South, Oakleigh, Oakleigh East / Huntingdale, and Wheelers Hill.

SGS Open Space Contribution Rate Planning 2018 Report (SGS Report)

19. Prior to adopting the MOSS, Council engaged SGS Planning & Economics to prepare a report advising on the feasibility and appropriateness of revising open space contribution rates within the City of Monash.
20. The SGS Report concluded that the current open space contribution rates in the Scheme at clause 53.01 were inequitable and out of date. SGS concluded that the most appropriate mechanism for funding open space or open space improvements required due to increased

population was to increase the open space contribution rate in the Scheme to 10%. SGS calculated the open space contribution requirements using three key principles:

- 20.1 The City of Monash is considered a single planning unit for open space planning purposes. Clause 53.01 allows for open space contributions collected to be spent anywhere within the municipality.
 - 20.2 All residents (existing and future) of the City of Monash are entitled to enjoy access to a reasonable standard of open space at a given horizon year, and planning for future open space acquisitions and upgrades should seek the most equitable distribution of open space services across the City.
 - 20.3 An inclusionary provisions approach means that all development should equip itself with sufficient open space to meet its needs as indicated by planning standards, and this can be through land or cash in kind contributions.
21. The methodology for determining the open space contribution rate is outlined below in Table 1. SGS has applied a similar methodology in work prepared for several councils across Melbourne, including the Cities of Darebin and Wyndham.

Table 1. Open space contribution rate calculation

Step	Metric	Value
1	Planned population* (effective build out)	206,907 people
2	Total net developable urban area (total area of all developable lots in study area)	6,494 hectares
3	Open space required (@30m ² /capita)	620.72 hectares
4	Open space requirement from all developable land (value at step 3 divided by value at step 2)	10 per cent**

Source: SGS Economics and Planning, 2018, *id.* Forecasts for 2028, **9.56% is rounded up to 10%.

- 22. As indicated in the calculation above, the open space required is based on the standard of 30 square metres per person.
- 23. A contribution rate of 10% of land value is recommended to deliver a reasonable standard of open space provision across the whole of the municipality. This contribution rate reflects the need to ensure that future development contributes to and assists in providing an appropriate level and range of open space facilities.

PREPARATION OF AMENDMENT C148

Resolution to prepare the Amendment

- 24. At its meeting on 30 October 2018, Council (amongst other things) resolved to:
 - 24.1 adopt the MOSS;
 - 24.2 seek authorisation from the Minister for Planning to prepare the Amendment; and
 - 24.3 upon receiving authorisation, exhibit the Amendment in accordance with s 19 of the Act.

Authorisation

- 25. By letter dated 15 May 2019, the Minister for Planning (under delegation) authorised Council to prepare and exhibit the Amendment.

26. While there were no conditions to the authorisation, it was recommended that Council consider providing more information about the following matters throughout the amendment process:
- 26.1 how the 30 square metre per capita and proximity-based 400 metre distance from open space benchmarks are applicable in the local setting (beyond the comparison to international and national norms); and
 - 26.2 projected costs for the improvement works, demonstrating the nexus between funds being sought and funds required to facilitate future works.
27. These issues will be addressed in Council's Part B submission.

Exhibition

28. The Amendment was formally exhibited between 17 June 2019 and 2 August 2019 in accordance with the Act.
29. Notice of the Amendment was:
- 29.1 sent to prescribed Ministers, interested stakeholders, land owners, property developers and surveyors, community groups, relevant industry and 'friends of' groups, adjoining councils, sports clubs and primary and secondary schools and State government agencies. Approximately 220 letters and emails were sent in total; and
 - 29.2 published in the Monash Leader and the Victorian Government Gazette
30. In addition, the Amendment documentation was made available at libraries and the Civic Centre, on Council's website, and updates were provided on Council's social media platforms.

Submissions

31. In response to exhibition, Council received a total of 44 submissions.
32. Of the 44 submissions received:
- 32.1 6 were from local residents/community members;
 - 32.2 19 were from residents near the former Talbot Quarry (proforma letter, some with additional comments);
 - 32.3 12 were from property developers, surveyors and their representatives;
 - 32.4 2 were from adjoining councils;
 - 32.5 3 were from industry groups (Urban Development Institute Australia (UDIA), Housing Industry Association (HIA) and Association of Consulting Surveyors; and
 - 32.6 2 were from Government authorities (South East Water and the Environment Protection Authority (EPA)).
33. In total, there were 4 submissions in support, 4 submissions with no objection and 36 submissions that objected to the Amendment (19 of which were pro forma letters about Talbot Quarry).

34. Few submissions raised any issue or objection to the proposed new clause 21.10 (Open Space) and new clause 22.15 (Public Open Space Policy). Most submissions were concerned with the proposed 10% public open space contribution rate.

Consideration of submissions

35. On 24 September 2019, at its ordinary meeting, Council resolved that it:
1. Reviews and considers the issues raised in the submissions to Amendment C148.
 2. Requests the Minister for Planning appoint an independent Planning Panel under Part 8 of the Planning and Environment Act 1987 to consider the submissions to Amendment C148 to the Monash Planning Scheme.
 3. Refers all submissions on Amendment C148 to the Panel appointed by the Minister for Planning.
 4. Notifies all submitters of Council's resolution.
36. The Panel has previously been provided with a copy of the officer's report and minutes from the Council meeting of 24 September 2019.

ISSUES IDENTIFIED IN SUBMISSIONS

37. As noted above, in response to exhibition, Council received a total of 44 submissions.
38. The officer's report provides a summary of the issues raised in the submissions, together with Council's response to these issues. Pages 4 to 6 of the officer's report includes a summary of the issues and Attachment 1 to the officer's report includes a summary of the individual submissions as well as Council's response to each submission.
39. In summary, the key issues raised in submissions relate to:
- 39.1 the justification for the 10% contribution rate;
 - 39.2 the justification for the use of 30 square metres of open space per person;
 - 39.3 the rate should not be applied as a blanket rate across the municipality;
 - 39.4 the rate is too high and will impact on the success of the Monash National Employment and Innovation Cluster;
 - 39.5 the rate is greater than other municipalities' rates;
 - 39.6 the impact the rate will have on future development in the municipality;
 - 39.7 lack of detail regarding future budgeting or predicted spending on open space included in the calculation of the rate;
 - 39.8 Talbot Quarry residents object to Council not acquiring the former quarry for open space;
 - 39.9 the methodology that supports the Amendment and its application; and
 - 39.10 consideration of transitional provisions to exempt subdivision proposals that are associated with an approved development.

40. Submissions supporting the Amendment and the increased public open space contribution rate, expressed support for:
- 40.1 for the overarching aims of equitable provision of a variety of open space particularly with increased housing densities; and
 - 40.2 the importance of increased provision of open space and associated vegetation for habitat, climate change mitigation.
41. The Council Officer response to submissions is adopted by Council for the purposes of the Panel hearing. Council will expand on the key issues raised by submitters through the Part B submissions at the Panel Hearing.

STRATEGIC CONTEXT AND ASSESSMENT

42. This section provides an overview of the strategic basis for the Amendment, including the relevant State policies, expressed through the Planning Policy Framework, and local planning policies. It is noted that the Explanatory Report exhibited with the Amendment includes a strategic assessment. That assessment is adopted for the purpose of Council's submission.
43. A response to the strategic issues raised in the submissions to the Amendment, and more particularly, those that questioned the strategic merit of particular aspects of the Amendment, will be addressed in Council's Part B submissions.

Planning and Environment Act 1987

44. The Amendment implements the following objectives of planning in Victoria, outlined in s 4 of the Act:
- (a) 'to provide for the fair, orderly, economic and sustainable use, and development of land;
 - (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
 - (b) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
 - ...
 - (e) to protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;
 - ...
 - (g) to balance the present and future interests of all Victorians'.
45. The Amendment helps to implement these objectives by:
- 45.1 providing an equitable method to collect contributions for the provision of public open space, based on the need created by the new development and population;
 - 45.2 providing certainty and consistency as to the required public open space contributions;
 - 45.3 establishing an appropriate benchmark for the provision of public open space per person; and

- 45.4 providing public open space to meet the needs of the future population.

Planning Policy Framework

46. It is submitted that the strategic justification for the Amendment is firmly grounded in the PPF.
47. Council submits the Amendment supports the following policies in the PPF:
- 47.1 Clause 12 *Environmental and Landscape Values*, in particular clause 12.05-2S *Landscapes* ‘to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.’ The Amendment supports this objective by ensuring natural features are maintained, protected and enhanced.
- 47.2 Clause 15 *Built Environment*, in particular the objective in clause 15.01-3S *Subdivision Design* which aims to ‘ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods’ and clause 15.01-4S *Healthy Neighbourhoods* which aims to ‘achieve neighbourhoods that foster healthy and active living and community wellbeing.’ The Amendment supports these objectives by promoting a diversity of public open space to support future subdivision and development that fosters a healthy lifestyle and achieves community benefit from well-designed neighbourhoods.
- 47.3 Clause 19 *Community Infrastructure*, in particular clause 19.02-06S *Open Space* which aims to ‘establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.’ The Amendment supports this objective by seeking to protect, improve and expand the public open space network to address the current and future population needs.
48. The Amendment also supports a number of directions described in Plan Melbourne. Plan Melbourne is the long term plan for Melbourne’s future growth in population and employment to the year 2050. The Amendment is consistent with this current Metropolitan Strategy, in particular the following provisions:
- 48.1 **Direction 5.1 – Create a city of 20-minute neighbourhoods**, by providing a high quality public realm and open spaces within the 20-minute neighbourhood.
- 48.2 **Direction 5.4 – Deliver local parks and green neighbourhoods in collaboration with communities**, by enabling opportunities to develop a network of accessible, high quality open spaces (policy 5.4.1) where people can meet, exercise and relax.
- 48.3 **Direction 6.4 – Make Melbourne cooler and greener**, by greening urban areas and open spaces to create an urban forest (policy 6.4.1), and by strengthening the open space network across Melbourne (policy 6.4.2).
- 48.4 **Direction 6.5 – Protect and restore natural habitats**, by creating a network of green spaces that support biodiversity conservation and opportunities to connect with nature (policy 6.5.1).

Local Planning Policy Framework

49. The Amendment also supports the Local Planning Policy Framework (**LPPF**), in particular existing Clause 21.10 *Open Space* which includes the following objectives:
- 49.1 To encourage the provision of a diverse and integrated network of public open space to meet the sporting, recreational, health and environmental needs and preferences of the community and enhance the image of Monash as a quality environment to live, work in and visit.

- 49.2 To protect, preserve and enhance the conservation, recreation, heritage and other open space values of all open space, parkland areas and creek lines, particularly areas with natural and remnant indigenous flora or fauna of significance.
 - 49.3 To provide safe, appealing and accessible public open space that is within easy walking distance of the majority of residents.
 - 49.4 To provide opportunities for the community to pursue the development and enhancement of its recreational and sporting endeavours through the provision of a variety of quality services and facilities.
 - 49.5 To recognise, promote and enhance the metropolitan role of the Dandenong Valley open space network in conjunction with Parks Victoria.
 - 49.6 To maximise opportunities to add to the open space network in all new development and redevelopment in the municipality.
 - 49.7 To recognise the impact of urban consolidation on open space resources.
 - 49.8 To minimise the impact of pest plants and animals on the environmental values of open space areas.
 - 49.9 To enhance all open spaces and parklands as significant community assets for both present and future generations of Victorians.
50. The Amendment supports these objectives by:
- 50.1 Addressing current and future provision of public open space and public open space infrastructure to help meet the needs of the current and future community.
 - 50.2 Ensuring that adequate public open space is provided for development, including sites that seek higher residential densities.
 - 50.3 Improving the diversity, functionality and inclusiveness of public open space facilities and landscape settings to meet the needs of the community.
51. The Amendment seeks to replace existing clause 21.10 with a new clause 21.10, which accords with the policy direction of the MOSS and objectives regarding the provision of open space within the City of Monash.
52. The key issues identified by the new clause relevantly include:
- 52.1 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 communities; and
 - 52.2 open space areas should provide for nature conservation, active and passive recreation, recreation trails, as well as infrastructure requirements.
53. The objectives of new clause 21.10 align with and reflect those in respect of new clause 22.15, which introduces a new public open space contribution policy into the Scheme. In seeking to meet these objectives, new clause 21.10 proposes to implement in summary, the following strategies:
- 53.1 protect public open space areas from inappropriate development on adjoining and nearby land;
 - 53.2 ensure there is no net loss of open space through development;

- 53.3 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;
- 53.4 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;
- 53.5 increase the planting of canopy trees in public open space; and
- 53.6 determine an appropriate amount of cash or land public open space contributions for residential, commercial, industrial, or a mix of land uses.
54. Other actions include the consideration and implementation of various planning policy strategies and reference documents such as the MOSS, Dandenong Valley Parklands Future Direction Plan 2006, City of Monash Street Tree Strategy 2016 and the Monash Urban Landscape and Canopy Vegetation Strategy 2018.
55. New clause 22.15 applies to all subdivision applications which are required to make a public open space contribution under clause 53.01.
56. The MOSS identifies the public open space needs of the existing and future residents of Monash, the gaps in the provision of public open space and opportunities to address those gaps. Broadly speaking, new clause 22.15 seeks to mirror the strategic outcomes and objectives which are identified in the MOSS.
57. In order to achieve this, the following objectives are identified:
- To protect and expand the public open space network and address open space needs that is prioritised in the precincts with the greatest need.
 - To ensure that adequate public open space is provided for development, including strategic redevelopment sites that seek higher residential densities.
 - To identify the circumstances when and where land contributions for public open space will be sought 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.
58. New clause 22.15 provides it is policy that a public open space contribution rate of 10% cash, 10% land or a mix of both is required for the subdivision of any land.
59. Council submits the POS rate proposed in the new schedule to clause 53.01 and new clause 22.15 are consistent with new clause 21.10 in the following ways:
- 59.1 new clause 21.10 recognises that public open space is an intrinsic part of liveable urban neighbourhoods and provides for a range of important functions;
- 59.2 new clause 21.10 recognises that the type of quantity of public open space across Monash presently varies which presents challenges in meeting the diverse needs of residents and providing equitable access to open space;
- 59.3 new clause 21.10 seeks to maintain and enhance Monash's public open space network, provide a diverse and integrated network of open space that provides equitable access to good quality open space for all residents, and ensure appropriate and equitable public open space contributions at the time of subdivision to meet future needs of residents;

- 59.4 new clause 21.10 provides for a number of strategies to achieve these objectives, including determining an appropriate amount of cash or land public open space contribution for residential, commercial, industrial or a mix of land uses; and
- 59.5 strategies will be implemented through a number of actions including implementing the actions identified in the MOSS.

Clause 53.01 (Public Open Space Contribution and Subdivision)

60. The schedule to clause 53.01 *Public Open Space Contribution and Subdivision* allows councils to specify open space contribution rates appropriate for their local circumstances.

Clause 71.02 (Operation of the Planning Policy Framework)

61. Clause 71.02-1 sets out the purpose of the PPF as follows:

The Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The Planning Policy Framework is dynamic and will be built upon as planning policy is developed and refined, and changed as the needs of the community change. The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

62. Clause 71.02-3 requires Council as the Planning Authority (as well as in the context of considering an application a Responsible Authority) to:

... integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

63. Council submits the Amendment strikes an appropriate balance in facilitating growth while recognising the importance of providing appropriate open space for its residents.

Ministerial Directions

64. The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes. The proposed ordinance changes have been prepared in accordance with the relevant requirements of the Ministerial Direction.

CHANGES TO THE AMENDMENT

65. There are no proposed changes to Amendment C148 in response to the submissions received.

CONCLUSION

66. This completes the Part A submissions for the Council.

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Instructed by Maddocks Lawyers

3 February 2020

LIST OF ATTACHMENTS

ATTACHMENT 1 – Chronology of events

ATTACHMENT 2 – City of Monash Street Tree Strategy 2016

ATTACHMENT 3 – Monash Urban Landscape and Canopy Vegetation Strategy 2018

ATTACHMENT 4 – City of Monash Environmental Sustainability Strategy 2016 – 2026