

# City of Maribyrnong

## Open Space Strategy

# Public Open Space Contributions Program Report

Prepared for Maribyrnong City Council by



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City of Maribyrnong Open Space Strategy  
Public Open Space Contributions Program Report

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This report provides background information and explains the method used to establish the recommended schedule of public open space contribution rates for inclusion in the schedule to Clause 52.01 of the Maribyrnong Planning Scheme. The paper should be read in conjunction with the *City of Maribyrnong Open Space Strategy (2014)*.

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## 1. Introduction

The City of Maribyrnong commissioned the *City of Maribyrnong Open Space Strategy* (2014) to prepare an open space program to 2031. The Strategy was adopted by Council on 21 October 2014.

The City of Maribyrnong is in transition with increasing residential and commercial activity and growth in its residential and worker population. The Open Space Strategy provides the Council with an integrated and strategic public open space program it can implement over an 18 year period. The Strategy is based on the existing and future growth and conditions in the municipality, tailored to the local circumstances of the municipality.

The Open Space Strategy provides a comprehensive review of the public open space network within the municipality, including:

- analysis of existing public open space, its distribution and quality;
- determining levels of use in public open space including consultation about community use of open space at the local level;
- identification of gaps in the existing open space network;
- analysis of Victorian government, Council strategies and structure plans that will direct urban growth and development;
- analysis of the amount and location of projected future growth at the suburb and sub-precinct level and how this growth will affect future open space needs; and
- application of contemporary open space planning principles to respond to the identified issues, challenges and opportunities.

This work has led to the identification of areas where new public open space is required, where existing open spaces and access to them can be improved, and related actions to meet the existing and future open space needs of the community.

The Open Space Strategy includes a number of recommendations to assist the Council. One of these is the incorporation of a rate schedule in Clause 52.01 of the Maribyrnong Planning Scheme to ensure an appropriate level of open space contributions is collected at the time of subdivision, so that the open space needs of the future population can be satisfactorily met.

Overall, the Open Space Strategy will be used by Council to set future open space priorities, assist to determine annual budgets and capital works programs, and it will also guide Council when obtaining land for additional open space.

## 2. The Amendment

This section of the report describes the amendment and the basis and operation of its elements.

### 2.1 Amendment to the Maribyrnong Planning Scheme

The amendment proposes the following changes to the Maribyrnong Planning Scheme.

#### 2.1.1 MSS Clause 21.04-4

The amendment includes drafting changes to Clause 21.04-4 Open Space Network. The changes bring the discussion of open space up to date, to align with the Open Space Strategy. Objectives 7 and 8 and strategies are also updated.

#### 2.1.2 New Local Planning Policy

The proposed Local Planning Policy provides guidance on when and how land contributions will be sought to satisfy the public open space contribution. The policy also highlights the need for early discussion of land contributions. This is to occur when use and development proposals are being prepared.

#### 2.1.3 Schedule to Clause 52.01

Council proposes to use Clause 52.01 of the Maribyrnong Planning Scheme to establish a schedule of public open space contribution rates.

The schedule of public open space contribution rates to be adopted is as follows:

**Table 1. Proposed schedule to Clause 52.01.**

Type or location of subdivision	Amount of contribution for public open space
Subdivisions of 10 lots or greater	5.7 per cent where provided as a percentage of the site value of the land 5.7 per cent or greater subject to negotiation and having regard to the density and layout of the development where provided as land
All other land	5.7 per cent

The detailed rate calculation is discussed in Section 4 and shown in **Appendix A**.

## **2.2 Land for new public open space**

Sections 5 and 6 of the Open Space Strategy discuss the provision of new open space to be added to the network. The Strategy identifies the areas in the City of Maribyrnong where new open space is required and therefore where land may be sought as a contribution. This includes locations in the suburbs of: Braybrook; Footscray; Kingsville; Maidstone; Maribyrnong; Seddon; West Footscray; and Yarraville.

### **2.2.1 Locations for public open space land contributions**

The detailed analysis contained in the Open Space Strategy will guide decisions about whether land or cash is the most appropriate form of open space contribution for a particular subdivision. The Strategy does not nominate specific sites, only general areas for new open space provision. The Council will proactively identify development sites where a land contribution will assist implementation of the public open space program as set out in the Strategy, including where a combination of land contributions from subdivision or Council conversion of land to public open space can be consolidated to form a new open space reserve.

The following diagram indicates the locations where a land contribution will be considered by Council in line with the Strategy recommendations. This diagram is also included in the proposed Local Planning Policy.



## 2.2.2 Criteria for public open space land contributions

Table 5-2 of the Open Space Strategy sets out the criteria for acceptable land parcels for use as open space. The Council has the discretion to nominate the location of land parcels on a development site to meet the applicant's open space contribution requirement. The Council will nominate land parcels that implement the objectives and recommendations of the Open Space Strategy and which as far as possible meet the criteria in Table 5-2. These criteria are also shown in Table 2 below. A briefer form of this table is included in the proposed Local Planning Policy.

**Table 2. Assessment criteria for suitability of land area for public open space (Source: Table 5-2 of the Open Space Strategy).**

<b>Criteria</b>	<b>Description</b>
<b>Accessibility</b>	<i>Physical access into the site including the inherent topography, location on natural ground (not an elevated part of a building) and ability to make the site safe and accessible to people with limited mobility or with a disability (Note - refer also to Transport, Visibility, Condition and Location in this list of Criteria for other access related issues).</i>
<b>Adjoining land use</b>	<i>The influence of adjoining land use on the recreational, ecological, social and cultural value of the open space. This includes consideration of existing and future planned land use and associated urban densities, built form and height.</i>
<b>Amenity</b>	<i>Visual and passive amenity values relates to the influence open space has on the liveability of neighbourhoods, providing visual relief from built form, the break open space provides from noise levels associated with traffic and other urban land use activities and adequate levels of sunlight (a minimum of 3 hours of direct sunlight between 9am and 3pm during mid-winter and at least 5 hours of direct sunlight between 9am and 3pm on September 22).</i>
<b>Climate change mitigation</b>	<i>Ability for the site to have long-lived broad spreading canopy trees planted and space to become fully established without encroachment into their canopy. Ability for the site to incorporate sustainable water supply and reuse and maximise moisture retention to allow passive cooling of the local microclimate including areas for long-wave radiant cooling at night, Ability for the site to remain as useable and functional open space in the context of sea level rise and larger storm events which are likely to increase in the future.</i>
<b>Condition</b>	<i>The existing physical condition of the land is to be 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 City of Maribyrnong if the land becomes public open space. Given the industrial history in the municipality, future open space is to meet the current relevant EPA guidelines and legislation in relation to contamination.</i>
<b>Ecological</b>	<i>Includes 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.</i>
<b>Equity</b>	<i>The local community including residents and workers should have reasonable access to public open space.</i>

<b>Criteria</b>	<b>Description</b>
<b>Financial</b>	<i>The costs to the Council in obtaining and improving the land as open space, along with the costs associated with the ongoing maintenance and management of it.</i>
<b>City of Maribyrnong policies</b>	<i>The land is subject to other planning processes and policies that may be consistent or inconsistent with all or part of the site becoming public open space.</i>
<b>Heritage character</b>	<i>Indigenous and non-Indigenous cultural heritage and historical values that could be enhanced and protected in the open space. These values will influence the future use and design and management of the open space.</i>
<b>Landscape character</b>	<i>Its contribution to the character and attractiveness of the neighbourhood.</i>
<b>Location/linkages</b>	<i>The site's contribution to the wider open space network including forming open space corridor links. This includes consideration of the other strategic planning projects in the municipality including linear open space corridors, and links and connections to improve accessibility into existing or proposed future open space.</i>
<b>Ongoing maintenance and management</b>	<i>The ability for the City of Maribyrnong to rezone the land for open space purposes, and to effectively maintain and manage the land as open space.</i>
<b>Ownership</b>	<i>Where the land is already in public ownership, potential for conversion to open space should be considered, where it can successfully be rezoned for this purpose. This may include existing council assets or land owned by other authorities. Conversion of public land is preferred where it eliminates the need to purchase land for public open space and this method will likely be used in a range of areas across the municipality as redevelopment progresses.  Where land is privately owned, land can be acquired through open space contributions, generally at the time a site is redeveloped. Private land acquisition may be needed in some locations to create a functional open space of the size and configuration required for its intended role.</i>
<b>Recreation</b>	<i>The potential for the site to accommodate a range of structured sport, unstructured recreation and informal uses. These can include field sports, play, walking, jogging, cycling, exercising, informal ball games, socialising, picnicking, sitting and dog walking.</i>
<b>Services/easements</b>	<i>Extent of other services and easements that would affect the development and use of the land as open space including roadways, overhead structures, water supply, power supply, flood mitigation and drainage.</i>
<b>Size</b>	<i>The minimum size for the site to meet its intended purpose, on its own or in combination with adjoining land. Refer to minimum size parcels for each type of open space as follows:</i> <ul style="list-style-type: none"> <li>• <i>Regional, unlimited.</i></li> <li>• <i>Municipal open space, generally a minimum of 3 ha, subject to the proposed municipal recreation facility located in it. For future linear open space along waterways the width of the open space corridor will vary. When measured from top of bank, the width needs to adequately demonstrate it can achieve the intended biodiversity protection and recreational use additional to the waterway and floodplain requirements.</i></li> <li>• <i>Neighbourhood open space, minimum of 1 ha.</i></li> <li>• <i>Local open space, minimum 0.26 ha (up to 0.99 ha).</i></li> <li>• <i>Small Local open space, minimum 0.05 ha (up to 0.25 ha), with a minimum width of 20 m in at least one direction.</i></li> <li>• <i>Small Local Link space, with a minimum width of 5 m.</i></li> </ul>

<b>Criteria</b>	<b>Description</b>
<b>Transport</b>	<i>The range of transport options for residents to easily access the site including proximity to public transport, linear shared trails, major roads and the street network, relevant to the size and anticipated catchment for the proposed open space.</i>
<b>Visibility</b>	<i>The site's visual prominence to maximise its use and contribution to the broader community. Generally, land is preferred which has at least two access points and local roads to at least two sides and is provided on natural ground.</i>

### 2.2.3 Negotiation of land contributions greater than 5.7 per cent

The schedule wording “5.7 per cent or greater subject to negotiation and having regard to the density and layout of the development where provided as land” is included to account for development sites and precincts where a better open space outcome can be achieved through negotiation of development plans, subject to maintaining the minimum 5.7 per cent land contribution. This wording signals that the Council may determine to negotiate the larger land contribution in particular circumstances as discussed below.

The Whitehorse and Moonee Valley Planning Schemes have included similar wording in their schedules to Clause 52.01. Moonee Valley Amendment C98 is the more recent insertion. In reviewing the proposed Moonee Valley amendment, the Planning Panel provided substantive discussion of this issue (refer to Section 6.2 of the Panel report at [http://dsewebapps.dse.vic.gov.au/Shared/ats.nsf/\(attachmentopen\)/F15FFFBA33FD3C4FCA25790200DCE1A/\\$File/Moonee+Valley+C98+Report+Panel.pdf?OpenElement](http://dsewebapps.dse.vic.gov.au/Shared/ats.nsf/(attachmentopen)/F15FFFBA33FD3C4FCA25790200DCE1A/$File/Moonee+Valley+C98+Report+Panel.pdf?OpenElement) ) and concluded there is a basis for a greater land contribution on more intensively developed sites. This discussion is relevant in considering the drafting of the proposed Maribyrnong Planning Scheme amendment. Of particular interest is this extract from the Moonee Valley Panel’s discussion, which follows on from a discussion of how cash contributions increase as the value of the land increases with more intensive development:

*Where open space is provided in land a more intensive development will not provide more open space if a fixed percentage of site area is used and hence the land area per dwelling provided will be less. Certainly the value of the land that is given over will be more, but the ability of the land to meet the recreational needs for the new population may be diminished. This sets up a tension between what might be desirable as a design outcome (a greater proportion of the site area is given over to opens space), and what is desirable from an equity perspective (everyone pays the same).*

The Moonee Valley Panel supported the inclusion of the following wording in the schedule to Clause 52.01: “5 per cent or greater subject to negotiation of the density and layout of the development where provide[d] as land” and this wording was subsequently adopted in the Moonee Valley Planning Scheme.

Similar wording is used in the proposed Maribyrnong amendment, with the exception that the minimum contribution rate is 5.7 per cent in Maribyrnong.

There is a need for both guidance and transparency when negotiating land contributions greater than 5.7 per cent. There are matters to be considered when Council determines whether a potential subdivision is an appropriate location for negotiation of a higher open space land contribution. An appropriate list of considerations was developed through the Whitehorse Amendment C99 Panel hearing process and is documented in the Appendix to that Panel report at

[http://dsewebapps.dse.vic.gov.au/Shared/ats.nsf/\(attachmentopen\)/FE5B051215BEFC24CA2576390013C4D5/\\$File/Whitehorse+C99+Panel+Report.pdf?OpenElement](http://dsewebapps.dse.vic.gov.au/Shared/ats.nsf/(attachmentopen)/FE5B051215BEFC24CA2576390013C4D5/$File/Whitehorse+C99+Panel+Report.pdf?OpenElement). The list of considerations is now included in the Whitehorse Planning Scheme (Clause 22.15) and the Moonee Valley Planning Scheme (Clause 22.02). The list is also included in the proposed Maribyrnong Local Planning Policy, refer to the following bullet points and explanation of each:

- The selection criteria for public open space.  
This is a reference to the criteria described in Table 2 of this report and included in the proposed Local Planning Policy.
- The open space type and required land size.  
This is a reference to the Open Space Strategy recommendations for additional open space in the relevant sub-precinct, where the type of open space and land size is specified.
- The existing characteristics of the site including features to be retained.  
A land contribution can be used to ensure retention of valued natural features or structures that are not incorporated into the planned development.
- The intensity of the proposed development and surrounding development.  
The public open space should be of a sufficient size and configuration to serve the needs of the future development and potentially the surrounding residents and workers, as per the Open Space Strategy analysis and recommendations.
- The extent of the additional population and the anticipated demographics based on the development design.  
This is especially relevant as development intensifies over the life of the Open Space Strategy and the characteristics of the population changes.
- Recommendations for the site and surrounding area contained in the Maribyrnong Open Space Strategy.

This refers to the Open Space Strategy discussion and analysis of the local area.

- Any other relevant strategic planning documents.

This refers to the Maribyrnong MSS, precinct and structure plans that have been adopted for the area, Victorian government metropolitan planning strategies, and the like. Caution is needed where these documents have not undertaken an in-depth analysis of local open space needs, in which case the Open Space Strategy recommendations should be used.

### **2.3 Public open space cash contributions**

When land is not required, a cash contribution will be levied equivalent to 5.7 per cent of the site value to satisfy the public open space requirement.

### **2.4 Value of public open space contributions**

The Open Space Strategy reviewed the funds collected from open space contributions for the 2008/09 to 2012/13 financial years. The City of Maribyrnong collected an average \$833,000 per year in contributions during those years. This amount is for the capital works improvements only and does not include the value of any land contributions.

The open space projects included in Sections 5 and 6 of the Open Space Strategy provide the forward planning, capital works and land acquisition program for the next 18 years. Combined, this program is valued at \$301 million in current dollars including the value of land for new open space. This is subject to population growth occurring as forecast in the Strategy.

A fair proportion of each project that benefits the new population has been attributed to them in calculating the open space contribution rate. This includes the value of land that may be contributed as well as monetary contributions. The major difference between the dollar value of the open space contributions currently collected and the proposed total program is that the proposed program includes the dollar value of new land to be used for open space as well as capital works. Based on this program, the total value allocated to the new population is about \$220 million or \$12 million per year over the life of the Open Space Strategy. This is the value that the new population will be asked to contribute to the open space program.

### **3. City of Maribyrnong Open Space Strategy**

This section describes the main elements of the Open Space Strategy as well as how the Strategy supports establishing a schedule of public open space contribution rates in the Maribyrnong Planning Scheme.

#### **3.1 Definition of open space**

The definition of open space used in the Open Space Strategy is:

*... the publicly owned land that is set aside primarily for recreation, nature conservation and passive outdoor enjoyment. This includes parks, gardens, reserves, waterway corridors and publicly owned urban plazas.*

These are all public lands for which a public open space contribution can legitimately be required under Clause 52.01 of the Maribyrnong Planning Scheme.

#### **3.2 The public open space network**

The existing public open space network in the City of Maribyrnong includes 151 open space reserves that are accessible to the public at all times, covering 307.9 hectares of land area, which equates to 9.9 per cent of the municipality. Additionally, two open space reserves provide access on a restricted fee-paying basis; these are the Westgate Public Golf Course and Yarraville Tennis Club. The total area of open space including the two additional restricted open space reserves is approximately 313.5 hectares or 10 per cent of the municipal area.

The key linear open space corridors are located along the two main waterways in the city, the Maribyrnong River and Stony Creek. The Open Space Strategy supports the intention to establish continuous and linked open space systems along these waterways within the constraints of existing land use and ownership. The railway easement between Tottenham and West Footscray Station provides an opportunity for an open space link with the construction of the shared trail through this section.

#### **3.3 Value of public open space**

The Open Space Strategy recognises the value of public open space and includes the following statement at Section 1.1 of the Strategy:

*The community values open space for a range of reasons including for the trees; as a place to relax and unwind; as a place for children to play; to escape traffic noise and movement; for health and wellbeing; and as a break from built form. Open space is also valued for social gatherings with family and friends; playing team sport; as habitat for native flora and fauna; watching activity as a spectator; catching up informally with neighbours and enjoying the ambience and character.*

*The presence of trees, vegetation, grass and natural character in open space contributes to our mental health and wellbeing. Recent research has documented that access to natural areas of open space is important for public health. As the City of Maribyrnong is forecast to expand and grow significantly, having public open space with large trees and a natural character within easy reach of the community will assist with overall liveability and community wellbeing in our urban environment.*

*The namesake of the municipality, the Maribyrnong River, is a unique natural feature flowing along the northern and eastern boundaries of it. Within the boundaries of the city, the river starts as an incised valley form in the upstream reaches offering spectacular views over the open space corridor, changing to a broader river and floodplain with wetlands, and a wider river in a backdrop of an urban and industrial landscape. The linked open space system along the waterway is the most popular open space for residents in the city, with opportunities for improving its accessibility, connectivity and biodiversity values in the future as the city grows.*

*Stony Creek is the second major waterway that flows through the southern part of the municipality. Over the past 30 years, extensive efforts by the community and council have established the popular Cruickshank Park along the central part of this waterway. The habitat and recreational connectivity along Stony Creek corridor is planned to continue to improve and expand in the future, seeking opportunities to achieve an urban interface to the creek that promotes passive surveillance and safety.*

*Yarraville Gardens and Footscray Park are popular major open spaces offering diversity of character, particularly for their historical character, the barbecue and picnic facilities, the large size and the paths. The system of established major sporting reserves including Mclvor Reserve, Hansen Reserve, Henry Turner Memorial Reserve, Braybrook Park and Robert Barrett Reserve all provide for active team and club based sport and recreation use. The smaller local open space network is well used and highly valued for being nearby and can easily reached and enjoyed close to home or workplace.*

*The City of Maribyrnong recognises the value of the open space network and this Strategy developed recommendations to protect and improve these values through to 2031.*

### **3.4 Purpose, principles and aims of the Open Space Strategy**

The purpose of the Open Space Strategy is to provide a strategic direction for the future planning, provision, design and management of open space in the City of Maribyrnong to 2031.

The Open Space Strategy articulates the following principles and aims at Section 1.6.2 that apply throughout the Strategy:

#### *Accessible*

- *The community is able to easily reach open space including walking, cycling, by public transport and/or private vehicle.*
- *People of all ages, ability, health, gender and cultural background feel welcomed and can easily use open space.*

#### *Aesthetic*

- *Designed, managed and maintained so that it encourages and promotes the use of open space by the community.*
- *The inherent social, environmental and urban character is reflected in the public open space.*

#### *Biologically diverse*

- *The open space network is designed and managed to protect and strengthen biodiversity.*

#### *Connected*

- *Open space corridors along the waterways strengthen the recreational and habitat connectivity to and within the city including links to on-road cycle paths, encouraging sustainable transport connections.*

#### *Cultural*

- *Open space protects, strengthens and celebrates our diverse Indigenous and non-Indigenous cultural heritage and contemporary values.*

#### *Diverse*

- *Open space reflects the diverse natural, built and social character of the municipality.*

#### *Equitable*

- *Equitably distribute open space across the municipality.*
- *Equitably design, manage and maintain open space across all areas of the municipality.*
- *Equitably fund open space across all parts of our community.*

#### *Recreational*

- *Encourage the community to keep fit, be outdoors and play sport to improve their health and wellbeing.*

#### *Safer*

- *All of our community feel comfortable and safe in open space.*

#### *Sociable*

- *Provide opportunities for the community to socialise and encourage social connectedness to support the community health and wellbeing.*

#### *Sustainable*

- *Encourage sustainable design and management practices and mitigate the impacts of climate change, particularly urban heat island effect.*

### **3.5 Implications of population change for the public open space program**

Population growth and change will occur through development of the Footscray and Highpoint activity centres, expansion of Victoria University and Western General Hospital, conversion of the Maribyrnong Defence land in the north of the city, changes in industrial land use and business activity in traditional industrial areas, and a level of infill development in other parts of the municipality.

The forecast residential population change used in the Strategy was prepared by .id (consultant demographers) for Council including the breakdown of the population to the sub-precinct level to allow for more detailed open space analysis and forward planning.

The forecast worker population change has been quantified for Footscray MAC where forecasts have been provided. Recent changes in business type and mix are likely to continue across other areas of the municipality, resulting in a change to the number and demographics of workers.

With growth and change in the residential and worker populations, there will be intensified levels of use. In particular, activity centres and major strategic sites will place increased demands on open space within a walkable catchment. Where the change is more substantial, the intensification can also result in the need for additional, larger areas of Municipal open space, as for Footscray and Maribyrnong.

Other implications for the forecast population change include:

- changes to the demographic profile of the forecast population and meeting these needs in existing and future open space design;
- increased urban densities resulting in a greater reliance on public open space to meet a broader range of needs, particularly social and informal uses;
- changes in land use from industrial use where little or no open space is provided, to residential use; and
- increased demand for use of open space by the forecast additional worker population in selected areas.

The need for more open space was confirmed by the analysis undertaken at the precinct and sub-precinct level during preparation of the Open Space Strategy. Where additional open space is to be established, the Open Space Strategy specifies the type of open space to be acquired and the general area it is required in.

The Open Space Strategy differentiates between existing deficiencies and open space planning for future population growth. Projects have been costed to assist with Council's forward strategic budget planning and a proportion of cost assigned to the new population based on planning for their open space needs.

### **3.6 Strategy outcomes**

The Open Space Strategy outcomes include:

- provide new Municipal, Neighbourhood, Local and Small Local open space in locations identified in the Strategy;
- provide new open space to establish continuous linked open space corridors along the Maribyrnong River and Stony Creek to improve biodiversity and recreational values;
- improve the quality of existing open space to broaden the diversity of facilities and character to broaden their appeal and use by the existing and forecast population;

- increase the provision of well-distributed, green open spaces in urban centres and higher density precincts to assist mitigation of the urban heat island effect and improve community health and wellbeing;
- design existing and new open spaces to include facilities for unstructured recreation and social activities in open space where appropriate; and
- encourage sustainable water use and natural features in new open spaces and in future upgrades of existing open space, along with sustainable design and management practices.

### 3.7 Rationale and support for a public open space contribution rate and schedule to Clause 52.01

Council currently uses the *Subdivision Act 1988* to assess open space contributions. Each contribution is assessed and levied individually and the contribution amount is subject to appeal at VCAT.

Council primarily receives cash contributions. For the five financial years 2008/09 to 2012/13 cash contributions totaled \$4,167,463 comprised of:

2008/09 FY	\$461,938
2009/10 FY	\$584,200
2010/11 FY	\$663,376
2011/12 FY	\$1,219,380
2012/13 FY	\$1,238,569

Cash contributions in the 2013/2014 FY were \$1,667,000. The City of Maribyrnong operates a Reserve Fund to hold contribution funds for significant expenditure. At the end of the 2013/14 FY the fund held reserves of \$5,494,000.

Land contributions to establish open space have also been received in recent years and are generally delivered through Structure Planning and negotiation with developers. They are accounted for in the Annual Report with other infrastructure contributions as non-monetary contributions.

The relatively low level of cash contributions and the uncertainty about what will be collected from year to year makes it difficult for Council to plan for open space works. There is not a systematic means of predicting what the open space contribution may be for a particular development or what will be collected in future financial years.

The current funding arrangement therefore makes it difficult to proceed in any strategic manner for open space planning. The uncertainty about the level of

contributions that will be received reduces Council's ability to adequately plan expenditure in line with contributions and to be confident of implementing an open space program to respond to the needs of its incoming, new population on whose behalf the contribution is collected. The absence of a scheduled rate also reduces certainty for developers.

There is a strong expectation amongst the planning and development community that arrangements for open space contributions will be based on a strategic study and analysis of the open space system as a whole. The contributions program for this Open Space Strategy has included developing a strategic opinion of costs for the total value of the projects including land value and capital works, with an equitable allocation of costs between current and future populations, and a relationship between where contributions are collected and where funds are to be spent. This is the basis for calculating a contribution rate for inclusion in the Maribyrnong Planning Scheme.

The Strategy also identifies those areas of the city where additional open spaces will be required in response to population change and therefore where a land contribution may be required. For land contributions, the Council will refer to the sub-precinct analysis to identify potential sites where additional open space is feasible. This process will be used when reviewing proposed development plans or assessing planning applications.

Overall, the Open Space Strategy supports the use of public open space contributions to fund additions and improvements to the open space network in the following ways:

- The Open Space Strategy recommends expansion and improvements to the open space network based on an analysis of the relative population change, and intensification of residential and non-residential development, that will occur in different parts of the municipality. The analysis of population change includes the size, distribution and characteristics of this population, and recognises that some parts of the city are undergoing significant transition in their land use and demographics.
- The location, distribution, standard and size of existing open space and the facilities offered in them has been considered in terms of existing and new populations.
- The Open Space Strategy provides a costed program to add open space (including capital works development) to deliver the distribution of open space adopted in the Strategy, and to upgrade existing open space. The Strategy program is broken down for each suburb within the municipality.
- The implications of setting a variable rate on Council's development policies have been considered, as these policies aim to attract

development to preferred locations. A policy neutral approach with an averaged municipal rate is used. An allowance has been provided for greater land contributions on larger sites where higher density development may occur, i.e. at a higher density than was anticipated when the Strategy precinct analysis was prepared, and for Structure Planning purposes.

- The Open Space Strategy provides the basis for establishing the schedule of open space contribution rates in Clause 52.01 of the Maribyrnong Planning Scheme. The Strategy identifies how open space contributions should be collected and spent, including where a land contribution may be sought from development.

Public open space contributions are an important funding source but the Open Space Strategy recognises there are requirements in relation to their collection and the way they can be spent:

- There is opportunity for a financial contribution from development to open space at the time of subdivision – land or cash at Council’s discretion. The contribution levy rate is expressed as a percentage of site (unimproved land) value.
- Public open space contributions are to be spent on open space land purchase or capital works related to the needs of the new population on whose behalf they are collected.
- The Open Space Strategy provides a strategic framework for open space provision to 2031 and its recommendations have been prepared to meet the needs of both the existing and future population. A proportion of the value or costs of all projects required to implement the Strategy recommendations will be met by open space contributions (where new open space or capital improvements will serve new population) and the remainder by other sources including Council revenue and conversion of Council land to open space where appropriate.

### **3.8 Strategy implementation**

The Open Space Strategy will be implemented through the following program of guidelines and actions that will:

- provide new open space in locations identified in the Strategy;
- guide the design and construction of new open space so that it meets the design and management guidelines in the Strategy;
- guide the prioritised program of upgrades to the existing open space network to improve their diversity, quality and appeal in accordance with the Strategy;

- guide the future design and management of open space to meet the underlying principles of sustainability including promoting cycling and walking, improving biodiversity, integrated water management and mitigation of the urban heat island effect; and
- liaise with other government agencies as required to facilitate open space provision and management.

The Open Space Strategy will be funded from a combination of sources. This will include City of Maribyrnong rates, grants, co-funding from other levels of government and open space contributions. Relevant financial actions include:

- include the open space projects identified in the Strategy in the annual budget and reporting on expenditure;
- apply for external funding where applicable;
- collect and allocate open space contributions; and
- regularly monitor and report on implementation of the Open Space Strategy.

The rate at which projects are implemented using open space contribution funds may vary from year to year (and potentially over the life of the Open Space Strategy). Influences include the rate of population change and thus the amount of contributions collected, the ability of the City of Maribyrnong to match funding from other sources and the program resources within the Council organisation.

## 4. The City of Maribyrnong's Public Open Space Contributions Program

This section describes the legislative basis for a public open space contribution, the general approach taken to establishing a strategically based schedule of rates and the rate calculation method.

### 4.1 Legislative basis for the schedule of public open space contribution rates

#### 4.1.1 Use of Clause 52.01

The use of open space contributions for public open space provision and capital improvements is provided for by Section 18 the *Subdivision Act 1988* as currently used by the City of Maribyrnong and Clause 52.01 of the Victoria Planning Provisions (*Planning and Environment Act 1987*). The advantage of the Planning and Environment Act is that it allows Council to include a schedule of contribution rates at Clause 52.01 (open space contributions levied at the time of subdivision).

#### 4.1.2 *Planning and Environment Act 1987*

The objectives of the *Planning and Environment Act 1987* that are most relevant to open space planning in the City of Maribyrnong include:

- To provide for the fair, orderly, economic and sustainable use and development of land.
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

#### 4.1.3 Maribyrnong Planning Scheme

The provisions in the Maribyrnong Planning Scheme that support proper planning for the open space network include:

Clause 11.03-1 Open space planning objective: “*To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community.*” There are a number of strategies that contribute to regional and local open space networks for both recreation and conservation of natural and cultural environments, including the provision of new parkland in growth areas and in areas that have an undersupply of parkland.

Clause 11.03-2 Open space management objective: “*To provide for the long term management of public open space.*” Management strategies are to be achieved through open space management plans and appropriate management of individual spaces and of adjoining development.

Clause 11.04-4 Liveable communities and neighbourhoods objective: “*To create healthy and active neighbourhoods and maintain Melbourne’s identity as one of the world’s most liveable cities.*” Strategies include creating a city of 20 minute neighbourhoods, making the city greener and creating more great public spaces throughout Melbourne.

Clause 11.04-8 Open space network in Metropolitan Melbourne objective: “*To create a network of metropolitan open space by creating new parks.*” Strategies include creating new parks and, especially relevant to the City of Maribyrnong, protecting the Maribyrnong River and river corridor.

Clause 15.01-3 Neighbourhood and subdivision design objective: “*To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.*” Relevant strategies include creating a range of open spaces to meet a variety of needs with links to open space networks and regional parks where possible, providing safe and attractive bicycle and walking networks, and protecting and enhancing native habitat.

Clause 21.02 Municipal Profile provides an overview of the City of Maribyrnong’s open space network and notes that there are large parts of the city lacking quality open space, parklands and playgrounds.

Clause 21.03 Council Vision recognises that as the city grows, the City of Maribyrnong will transform with significant redevelopment and changes in its population. It is intended that the network of open spaces and trails be enhanced and offer an improved range of recreational facilities and activities for the community. The Maribyrnong River will be more accessible and offer a range of recreational, cultural and tourism experiences.

Clause 21.04-4 Open Space Network includes more detailed, local policy directions. The planning scheme amendment proposes to update the text and strategies in this clause.

#### **4.1.4 Practice Note 70**

Practice Note 70 (issued by the Department of Environment, Land, Water and Planning) provides advice to councils preparing open space strategies. The key outcomes that should be achieved with such a strategy include:

- provide an overview of existing open space resources and future needs;

- provide a basis for decision making about future open space provision and development;
- assist financial and resource planning and asset management;
- identify areas of under-provision of open space and articulate strategies for how land could be acquired or disposed of for the purpose of open space;
- facilitate a co-ordinated approach to open space planning; and
- articulate community and local government aspirations in relation to open space provision and development.

The City of Maribyrnong Open Space Strategy follows these principles. It is noted that the Practice Note does not address open space contributions.

## 4.2 Determination of cumulative open space need

The Open Space Strategy takes a strategic approach to determining the need for open space contributions from any particular subdivision. It undertakes a detailed analysis of open space needs at the precinct level. Through this analysis, the Strategy determines cumulatively whether the new population anticipated to arrive during the planning period will add to the need for open space in a local area or require upgrades to the existing open space.

The Open Space Strategy identifies the areas in the city where there is adequate provision of land for open space to meet existing needs and those areas where there is a lack of open space. These areas are mapped in the *City of Maribyrnong Open Space Strategy (2014)*, Figure 4E Gap analysis diagram for City of Maribyrnong.

The Open Space Strategy then uses population and housing forecasts, business trends and Council plans to determine where change will drive demand for new open space reserves and links, and improvements to the existing open space network. Where there is already sufficient land area for open space, the Strategy identifies any need for upgrades of the existing reserves. Overall, the Strategy aligns with future plans for the City of Maribyrnong and is able to determine the cumulative effect of future subdivision on the open space network.

The Open Space Strategy identifies the actions that the Council will need to undertake to ensure the open space network is appropriate for the local and broader community including the future community. All subdivisions (other than those exempt by law) will need to contribute to open space expansions and improvements as they will contribute in some part to the cumulative population change.

### 4.3 General approach used to determine future public open space contributions

Prime locations for urban redevelopment in the City of Maribyrnong are the Footscray and Highpoint activity centres, the Maribyrnong Defence land, and key strategic sites for conversion to residential and new business uses. There will also be a level of population increase through ongoing infill in residential areas.

Consistent with the Open Space Strategy, in areas where provision of existing open space is limited, including industrial or commercial areas that have not traditionally housed residential populations, future development will generate a need for additional open space. In these areas contributions will be levied towards the provision of land and open space establishment costs, as well as upgrades of nearby open space. In areas with adequate open space to accommodate future populations, expansion and improvements to current open space facilities are recommended to accommodate the requirements of new residents and workers, and these improvements will also be funded in part by contributions.

In determining an open space contribution rate, the value of new land for open space and project establishment opinions of cost have been allocated to the new population based on the open space needs of that population. The Open Space Strategy assumes that subdivisions will be liable for an open space contribution unless specifically exempt. The dollar value to be contributed by the new population has been distributed to all new forecast development through an averaged rate.

The open space contributions that are collected from developers will be allocated to projects based on the Open Space Strategy's implementation priorities (refer to Section 4.3, below), in line with the locations where growth occurs. The timing of projects to be implemented will depend in part on the rate of urban change over the life of the Strategy. The Strategy relies on the strategic documents prepared by the State of Victoria and the City of Maribyrnong to establish where urban redevelopment is most likely to occur and the population growth that will be associated with that development to 2031. Even if these projections change over time, the Strategy provides a robust framework that can accommodate these changes.

Where land is obtained through contribution or purchase, it will become part of the municipal open space network.

#### 4.4 What is included in the public open space contribution rate

The proposed open space contribution rate represents the benefit to new populations of future land additions and capital works projects in the City of Maribyrnong's open space network. This includes:

- Upgrades of existing open space.
- Creation and development of new open space including open space corridors and linkages.

The value of new land or the capital improvements allocated to the new population for each project (the percentage of the total value) has been quantified based on:

- A combination of the anticipated population change (quantity and demographic) in the suburb compared to the existing user population.
- The degree to which the project responds to the needs of the new population.

#### 4.5 Public open space contribution rate calculation method

When calculating the Clause 52.01 contribution rate, the percentage of land area or land value charged should be consistent with the total dollar value of providing and upgrading open space for the new population. The percentage rate adopted should raise the value of land and capital works needed to provide the open space. Refer to **Appendix A, Table A-1** for the calculation of the averaged municipal rate.

A series of Excel spread sheets were used to enter the relevant data for the rate calculation including the value of the projects included in the Open Space Strategy rate and the estimated value of the land to redevelop to 2031.

The costs that will be incurred and that make up the rate include the value of additional land for open space (incorporating land value as a cost where there is a land contribution) and capital works to establish new open space and upgrade existing open space.

The calculation uses the Preliminary Opinion of Probable Costs for capital works and the property values current at the time of Strategy preparation. The dollar values are not discounted as there is no provision for changing the percentage rate in the schedule to Clause 52.01. The capital works and land values are expected to rise during the Open Space Strategy planning period, but it is not possible to determine with certainty whether these will rise at a roughly equal rate over this time.

## 4.6 Data used in the public open space rate calculation

(Refer to Appendix A.)

### 4.6.1 Value of open space projects allocated to the new population

The Strategy Preliminary Opinion of Probable Cost (POPC) was calculated based on projects contained in the Open Space Strategy. It includes the dollar value to obtain land, establish the new open space and capital works improvements in existing open space. Refer to **Appendix A, Table A-2**.

Where the need for new open space is identified in the Open Space Strategy, land values were calculated using average 'per square metre' land values for the relevant location. The midpoint of the proposed size of the hierarchy of new open space and the average land value of the location determined the total dollar value attributed to the project.

Land contributions and potentially land purchases will need to meet the guidelines for new open space reserves and contributions by developers included in the Strategy at Table 5-2 (refer to Table 2 of this report).

All capital works projects listed for completion during the life of the Open Space Strategy are included. The dollar value attributed to the capital works use the Average Park Costings developed for each type of open space in consultation with the City of Maribyrnong.

While the total dollar value for all projects for each suburb as shown in Appendix A, Table A-2 appear to be very precise, they are broad opinions based on the capital works project or value of land (where relevant) and assumed project elements. It was decided not to round these opinions of cost used in the Excel spread sheets so that rounding errors were not introduced in calculating the contribution rate.

A proportion of each project value is allocated to the new population based on its location, with reference to the anticipated population increase in that Strategy precinct or sub-precinct area, the need for open space generated by the new population and the benefit delivered to new residents and workers.

### 4.6.2 Estimate of the land area to be developed and its value

An estimate of the land area likely to be developed due to forecast population growth, and the value of this land, was prepared for each suburb and the City of Maribyrnong total. Refer to **Appendix A, Table A-3**.

The estimate is based on the number of new dwellings forecast by .id to be constructed at the suburb level and then to smaller areas. The average land area per additional forecast dwelling was also supplied by .id on behalf of Council. An average land value 'per square metre' was provided for different

commercial and residential areas by Council based on its property valuation data base. These figures use the unimproved site value as this is the basis for a public open space contribution levy under Clause 52.01 of the Maribyrnong Planning Scheme. The final figure was calculated by multiplying the 'Estimate of the land area to be developed' by the 'per square metre' site value supplied for the relevant location.

#### **4.7 Total value to be collected through contributions**

Table 1 shows the total value of the open space projects included in the *City of Maribyrnong Open Space Strategy (2014)* and the allocation of the value of these projects for both new and existing populations.

A fair allocation of both land and capital works to the projected new population differs for each project but totals about \$220 million across the municipality over 18 years or \$12 million average per year. The proposed contribution rate of 5.7 per cent is intended to raise adequate funds for the City of Maribyrnong to provide for the open space needs of the new population as set out in the Strategy. The exception to this – where the option of a higher negotiated rate is included in the recommended schedule to Clause 52.01 – will be sites that are developed at a high density. The open space provision will need to be considered in this context, to achieve a suitable land area for open space that responds to the site layout, design and intensity of use and to meet the criteria for open space as identified in the Strategy (refer to Table 2 of this report). Additionally, flexibility will be required for multi-site development, e.g. development plans, precincts plans and Structure Plans.

The Council will contribute the remaining value of implementing the Open Space Strategy on behalf of the existing population. The total value for both additional land and capital works is approximately \$80 million over 18 years or about \$4.5 million per year. Costs are appreciably less when only considering capital works, at just over \$2 million average per year.

Table 1 summarises the value of the open space program and the overall apportionment of costs over the 18 year life of the Strategy.

**Table 3. Summary value of the open space projects included in the City of Maribyrnong Open Space Strategy (2013 – 2031).**

[1]	[2] City of Maribyrnong allocation (existing population apportionment)	[3] New population allocation Open space contributions (new population apportionment)	[4] Total \$ value of the Strategy included in the rate
<b>Value of open space land and capital works projects</b>			
<b>Value of land for open space</b>			
Total over 18 years:	\$42,182,093	\$179,976,408	\$222,158,500
Average per year over 18 years:	\$2,343,450	\$9,998,689	\$12,342,139
<b>Value of capital works</b>			
Total over 18 years:	\$38,272,789	\$40,669,524	\$78,942,313
Average per year over 18 years:	\$2,126,266	\$2,259,418	\$4,385,684
<b>Total value of all projects</b>			
Total over 18 years:	\$80,454,881	\$220,645,932	\$301,100,813
Average per year over 18 years:	\$4,469,716	\$12,258,107	\$16,727,823

## 5. Administration of the City of Maribyrnong's Public Open Space Contributions Program

This section describes how the City of Maribyrnong will implement and administer its new public open space contributions program.

### 5.1 Assessment of public open space contributions under the Maribyrnong Planning Scheme

The City of Maribyrnong will amend its planning scheme so that it can use the schedule to Clause 52.01 to assess and levy a public open space contribution at the time of subdivision. Council will establish the schedule of rates as set out in Section 1 of this report.

When a land contribution is sought, it will be important for the City of Maribyrnong and the project developer to liaise before a development and subdivision proposal is prepared and submitted. This will ensure that applications reflect the local needs for open space and the minimum criteria for land contributions (refer to Table 2 of this report), as well as the exact location of the open space on the development site that Council is requesting. The need for early liaison around land contributions is flagged in the planning scheme amendment, in a local planning policy. Council's GIS system can identify where new open space including open space links are required.

### 5.2 Council administration of the open space program including contributions

Different functional areas of the Council organisation are involved with open space planning and management including the public open space contributions program. The following table is from Section 8.3 of the *City of Maribyrnong Open Space Strategy* (2014):

**Table 4. Council functional responsibilities for the public open space contributions program.**

<b>Function</b>	<b>Responsibilities and actions</b>
<b>Open space planning</b>	<p><i>Implement the overall and precinct recommendations in the Strategy:</i></p> <ul style="list-style-type: none"><li>• <i>Undertake open space precinct assessments for the areas identified to require additional open space in this Strategy to identify potential opportunities.</i></li><li>• <i>Review the open space component of development applications within the context of the open space precinct assessments, to determine where open space land contributions are to be requested in consultation with strategic planning.</i></li><li>• <i>Plan for provision of new open space including preparation of design plans or approving the design plans prepared by the developer for open space.</i></li></ul>

<b>Function</b>	<b>Responsibilities and actions</b>
	<ul style="list-style-type: none"> <li>• Prepare bids for the open space capital works program.</li> <li>• Prepare and implement masterplans and concept plans for open space reserves to guide on-ground works.</li> <li>• Project manage the capital works improvements to open space.</li> </ul>
<b>Sport and recreation</b>	<ul style="list-style-type: none"> <li>• Responsible for structured sport and recreation facility and activity provision and management in open space.</li> <li>• Review the structured sport and recreation needs component associated with larger development applications in consultation with open space planning and strategic planning.</li> </ul>
<b>Strategic Planning</b>	<ul style="list-style-type: none"> <li>• Ensure the Maribyrnong Planning Scheme and other strategic activities and documents are consistent with this Strategy.</li> <li>• Require the need for new open space to be referenced and included in local plans and policies such as Urban Design Frameworks and Structure Plans. Liaise with and conduct internal referrals with open space planning and sport and recreation.</li> <li>• Rezone land in future when parcels are transferred to Council for public open space or Council land is converted to public open space.</li> </ul>
<b>Statutory Planning</b>	<ul style="list-style-type: none"> <li>• Administer and collect open space contributions.</li> <li>• Liaise with developers in the initial development application stage to achieve desired outcomes for open space as set out in this Strategy, and especially where a land contribution will be required.</li> <li>• Require new open space to be included in Development Plans and subdivision plans in accordance with this Strategy. Liaise with and conduct internal referrals with strategic and open space planning.</li> </ul>
<b>Parks and Gardens</b>	<ul style="list-style-type: none"> <li>• Ongoing maintenance and management of open space.</li> <li>• Responsible for operational and maintenance expenditure in open space.</li> </ul>
<b>Engineering and Infrastructure Design</b>	<ul style="list-style-type: none"> <li>• Provide technical advice regarding future proposals for change of use on existing Council owned land, for example conversion of part of a road to open space.</li> <li>• Provide engineering and infrastructure design investigation and advice, particularly for improving onroad pedestrian and bicycle links and road crossings.</li> <li>• Advocate to VicTrack for continued use of railway corridor land for open space links and connections.</li> <li>• Technical support for open space upgrades in consultation with open space planning.</li> <li>• Provide technical advice on wetlands and other water harvesting and reuse infrastructure proposals in open space reserves.</li> </ul>
<b>Governance</b>	<ul style="list-style-type: none"> <li>• Responsible for allocation of the capital and operational works budgets for open space, consistent with the Strategy priorities.</li> <li>• Continue to maintain an appropriate recording system for open space contributions.</li> <li>• Assist with the annual open space budget allocation.</li> <li>• Development and enforcement of regulations in open space.</li> <li>• Domestic animal management.</li> </ul>
<b>Community Arts</b>	<ul style="list-style-type: none"> <li>• Responsible for delivery of public art in open space in partnership with open space planning.</li> <li>• Responsible for festival and event management in open space.</li> </ul>

### 5.3 Setting priorities for open space projects

The Open Space Strategy sets priorities for land acquisition and capital projects as follows (Section 8.1 of the Strategy):

<i>Very High</i>	<i>Years 1 to 4</i>
<i>High</i>	<i>Years 5 to 9</i>
<i>Medium</i>	<i>Years 10 to 14</i>
<i>Low</i>	<i>Years 15 to 18</i>
<i>Ongoing</i>	<i>As required</i>

As described in Section 8.1 of the Open Space Strategy, these priorities are broadly based on:

- *Forecast trends in population growth*
- *Land use changes*
- *Community consultation outcomes via the open space survey*
- *Gap areas where people have to travel further than safe walking distance to reach open space*
- *Other current masterplans and relevant strategies and plans.*

### 5.4 Use of public open space contribution funds

The City of Maribyrnong allocates an annual budget for its open space program using rates, grants, other sources of Council revenue and its open space contributions. For land contributions, the land will be transferred to Council and rezoned for public open space. For land purchase, cash contributions can be held until a suitable site is located and sufficient funds are available. For capital works, cash contributions can be applied to projects each year, but there will be funds held in the Reserve account to allow expenditure over consecutive years, to accommodate the varied rates of change in the local precincts.

The expenditure of funds on precinct-based projects will be tied to the rate of change in the local area and could require the collection of funds over several years for larger projects.

The contributions funding component of each open space project included in this Strategy should reflect the proportion of identified need or benefit that will accrue to the new population from that project. As projects are implemented over time, there should be an equitable and balanced distribution of contributions expenditure, so that locations with larger numbers of new

residents and/or workers benefit in line with the level of contributions made during the Strategy implementation period.

Cash contributions collected by Council are accounted for separately to general revenue in a Reserve Fund. Strict accountability ensures the funds are spent as authorised by Section 20 of the *Subdivision Act 1988*. Funds cannot be spent on maintenance of open space or non-open space infrastructure.

## **5.5 Information collection and reporting for the Public Open Space Contributions Program**

To assist with monitoring the implementation of the Open Space Strategy and the public open space contributions program, the following information should be collected and reported. (Note: some of this information may already be included in the Council's Annual Report.) Ideally information should be entered using a method that allows it to be retrieved using a geographic search (GIS system).

### **5.5.1 Information to be recorded when a contribution is charged and collected from a development/subdivision**

Council should record the following information about the public open space contributions it collects:

- Suburb and post code of the development site
- Project address
- Applicant name and address
- Planning permit reference number and financial year issued
- Number of dwelling units, building floor area, etc.
- Contribution type (land and/or cash)
- Contribution purpose (land purchase, improvements)
- Land value at time of contribution assessment
- Contribution rate (percentage of land value)
- Dollar contribution charged
- Date requested
- Date paid or land transfer to Council

### 5.5.2 Expenditure information to be recorded by open space project

Council should record the following information about the expenditure of its public open space contributions:

- Suburb and post code of open space location
- Location (street address, name of reserve)
- Budget line item reference number and financial year of allocation
- Expenditure purpose (land purchase, improvements)
- Total project dollar value
- Dollar value of funds from contributions

### 5.5.3 Reporting on the Public Open Space Contributions Program

Council should report the following information about its public open space contributions program:

- Contributions collected during the nominated financial year including any land contributions with some comment on the overall distribution of collections.
- Contributions spent during the nominated financial year with some comment on the overall the distribution or allocation of expenditure.
- Proportion of total open space program budget attributed to contributions.
- Contributions held in the Reserve fund.
- Anticipated expenditure for the following financial year (once the annual budget is finalised).

## 5.6 Monitoring by Council

The City of Maribyrnong plans to implement the Open Space Strategy with the following actions (Section 8.4 of the Strategy):

- *Establish an appropriate system of planning, documenting and recording the works completed from the Strategy.*
- *Regularly monitor the implementation of the Strategy to assess the progress and success of the recommendations and actions.*
- *Regularly report on the Strategy progress including the open space contributions program (annually).*
- *Review the Strategy every 5 years for the duration of its operation.*
- *Integrate the implementation of the Strategy with other existing and future Council plans.*

Monitoring of the open space contributions program will assist Council to:

- Meet external reporting requirements (eg. Annual Report).
- Ensure those projects for which funds are collected are completed as scheduled.
- Evaluate the use and mix of possible funding sources.
- Ensure that funds collected are spent in the appropriate location (location nexus).
- Determine whether the rate of contribution collected continues to be appropriate or needs review.

## APPENDIX A. City of Maribyrnong public open space contribution rate calculation

**Table A-1. Public open space contribution rate calculation (2013 – 2031).**

[1]	[2]	[3]
Suburb location	Total value of estimated land area to be developed \$	Open space contributions (new population apportionment) \$
Braybrook	\$175,798,542	\$5,785,970
Footscray	\$913,047,170	\$67,762,530
Kingsville	\$16,013,613	\$0
Maidstone	\$381,188,112	\$11,878,038
Maribyrnong	\$1,616,667,395	\$110,692,646
Seddon	\$66,695,416	\$1,475,759
West Footscray & Tottenham	\$170,708,191	\$7,697,604
Yarraville	\$546,932,762	\$15,353,384
<b>City of Maribyrnong total</b>	<b>\$3,887,051,199</b>	<b>\$220,645,932</b>

[2] Suburb land values are calculated on total additional dwellings forecast for 2013-2031 x estimated lot sizes x estimated average undeveloped land value (m2).

[3] Dollar value allocated to the new population as a total of the value of all land acquisition and capital works for 2013-2031.

Rate calculation: total of col [3] ÷ col [2] x 100 expressed as a percentage

$$\mathbf{\$220,645,932 \div \$3,887,051,199 \times 100 = 5.7 \text{ per cent}}$$

**Table A-2. City of Maribyrnong Open Space Strategy, Summary of the Preliminary Opinion of Probable Cost (POPC) by suburb and municipal total (2013 – 2031).**

<b>SUBURB</b>	<b>Total dollar value</b>	<b>Total dollar value for existing population</b>	<b>Total dollar value for new population</b>	<b>Capital works existing</b>	<b>Capital works new population</b>	<b>Land acquisition existing</b>	<b>Land acquisition new population</b>
Braybrook	\$7,641,543	\$1,855,573	\$5,785,970	\$1,855,573	\$2,590,417	\$0	\$3,195,553
Footscray	\$94,756,459	\$26,993,929	\$67,762,530	\$8,854,188	\$16,214,007	\$18,139,741	\$51,548,523
Kingsville	\$4,325,856	\$4,325,856	\$0	\$1,467,223	\$0	\$2,858,633	\$0
Maidstone	\$15,244,297	\$3,366,259	\$11,878,038	\$2,394,561	\$4,205,197	\$971,698	\$7,672,841
Maribyrnong	\$123,539,290	\$12,846,643	\$110,692,646	\$7,741,623	\$11,661,063	\$5,105,021	\$99,031,583
Seddon	\$10,724,849	\$9,249,091	\$1,475,759	\$2,806,933	\$484,657	\$6,442,158	\$991,101
West Footscray and Tottenham	\$18,818,819	\$11,121,215	\$7,697,604	\$5,306,689	\$1,822,944	\$5,814,526	\$5,874,661
Yarraville	\$26,049,700	\$10,696,316	\$15,353,384	\$7,846,000	\$3,691,239	\$2,850,316	\$11,662,146
<b>Total</b>	<b>\$301,100,813</b>	<b>\$80,454,881</b>	<b>\$220,645,932</b>	<b>\$38,272,789</b>	<b>\$40,669,524</b>	<b>\$42,182,093</b>	<b>\$179,976,408</b>
Average per annum over 18 years	\$16,727,823		\$12,258,107	\$2,126,266	\$2,259,418	\$2,343,450	\$9,998,689

**Table A-3. Estimate of the land area to be developed and its value by suburb and municipal total (2013 – 2031).**

[1] <b>Suburb location</b>	[2] <b>Total additional residential lots number</b>	[3] <b>Total estimated land area to redevelop square metres</b>	[4] <b>Total estimated value of land area to redevelop \$</b>
Braybrook	892	262,995	\$175,798,542
Footscray	8,069	664,376	\$913,047,170
Kingsville	48	12,884	\$16,013,613
Maidstone	1,065	465,906	\$381,188,112
Maribyrnong	3,027	2,245,582	\$1,616,667,395
Seddon	207	41,941	\$66,695,416
West Footscray & Tottenham	642	192,725	\$170,708,191
Yarraville	1,985	445,182	546,932,762
<b>City of Maribyrnong total</b>	<b>15,935</b>	<b>4,331,593</b>	<b>\$3,887,051,199</b>

[2], [3] Dwelling forecasts and land area supplied by .id. Approximately 433 hectares of land is estimated to redevelop.

[4] Land values supplied by Council for local areas.

Note: rounding errors.