

19.02-6L21/12/2023
C269yara**Open space****Objective**

To protect and enhance existing public open space, increase the quantity and quality of open space and provide a linked network that meets existing and future community needs.

Strategies

- Promote improvements to the quantity, quality and accessibility of open spaces, particularly in areas of the city where there are deficits in open space.
- Support a range of functions in open spaces, including leisure and recreation, and where appropriate, community gardens and urban agriculture.

19.02-6L-01--/1/---
Proposed C286yara**Public open space contribution****Policy application**

This policy applies to [all](#) applications for development or subdivision of land ~~that includes residential use~~.

Objectives

~~To identify when and where land contributions for public open space are preferred over cash contributions.~~

~~To set aside land suitable for public open space as part of the design of a development so that it can be transferred to or vested in council, in satisfaction of the public open space contribution requirement specified in the schedule to clause 53.01.~~

~~To fund a fair proportion of the open space projects contained in the Strategy that will meet the needs of the forecast residential commercial and business population.~~

~~To contribute to improvements to existing public open space and provide new public open space on behalf of the forecast population.~~

~~To expand the public open space network to accommodate the growth in population predominantly in medium to high density urban development located across the municipality.~~

Strategies

Land contributions for public open space ~~are~~ may be preferred over cash contributions in the following areas shown in the [City of Yarra](#) Open Space Contributions [Sub-Precincts](#) Plan to this clause.

- [Abbotsford C and D](#)
- [Alphington](#)
- [Carlton North](#)
- [Central Richmond A and B](#)
- [Collingwood A, B, C and D](#)
- [Cremorne](#)
- [Fitzroy A, B, C and D](#)
- [Fitzroy North B and E](#)
- [North Richmond North A and C](#)
- ~~[Central Richmond](#)~~
- ~~[Cremorne/Richmond South](#)~~

In all other areas of the municipality, a cash contribution equal to the amount specified in clause 53.01 is required.

In locations where a preference for a land contribution has been identified, set aside land for public open space early in the planning of a development or subdivision.

Design buildings adjacent to any public open space set aside under this clause to facilitate high quality and accessible public open space.

Policy guidelines

Consider as relevant:

- The suitability of land to be contributed as public open space at the time of the subdivision of the land or building, should be consistent with the requirements of the Yarra Open Space Strategy 2020 including ~~will meet~~ the following selection criteria:
 - Land to be contributed:
 - ~~• Should have an area of 300 square metres and a minimum width of 10 metres or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger.~~
 - Should be of a shape and size that will be adequate for the proposed use and its position in the public open space hierarchy, having regard to the nature of the public open space in an inner-city environment, or be able to meaningfully contribute to the assembly of a parcel of land with these attributes.
 - Should be free of structures and protrusions, such as balconies or other building projections that may encroach into the public open space reserve, except for historic buildings or structures relating to the designated public open space use.
 - Should be located or be capable of being designed to provide a high degree of casual surveillance.
 - Should be physically suitable for use as public open space including that there are no inherent issues such as contamination and significant financial or safety implications, including the land being open to the sky.
 - Should contribute to the connectivity and accessibility of the open space network. This includes consideration of the other strategic planning projects including linear open space corridors, and local links to improve accessibility within the local street network and links and connections to improve accessibility into existing or proposed future open space.
 - Should be free of services and easements that affects or encumbers the development and use of the land as public open space. This includes roadways, overhead structures, underground structures (e.g. underground car parking), water supply, power supply, gas supply, telecommunications, flood mitigation and drainage.
 - Must be accessible to people of all abilities.
 - Should be visible from adjacent thoroughfares with at least two access points, local access streets to at least two sides and be provided on natural ground (not elevated or roofed structures).
 - ~~• Must have no additional overshadowing beyond any 9 metre built form height between 10am and 3pm on 22 June. Should receive reasonable sunlight between 9am and 2pm on September 22.~~
 - Should be located away from major or secondary arterial roads.
 - ~~• Should have an entry from a local street or be capable of being provided with such entry.~~
 - Should make a positive contribution to the urban context, character and attractiveness of the precinct.
 - Should contribute to the cultural values of the community, protect biodiversity values and contribute to urban cooling and greening.
 - Must be capable of being transferred to the City of Yarra and rezoned for public open space.
 - Whether any building on land adjacent to public open space set aside under this clause has been designed to accommodate public open space in a manner that meets the majority of the above selection criteria.

