Amendment C280yara – Summary and Response to Submissions

The following Table provides a summary of submissions received to Amendment C280yara and officer's response to issues raised in the submission.

Summary of Individual Submissions and Officer's Response to inform Council's submission to Panel

Submission Number		
Interest	Summary of Submission	Response to inform Council's subm
Type of Submission		
Submission 1	1	1
Support	Developers who increase the density of a city need to also make a serious contribution to	Noted
	increasing public open space, to cater for the additional population, and keep the city livable.	Recommended Position: No change to Amendment
Submission 2		
Support	There's little enough public open space as it is, and these high density developments put	Noted
	significant pressure on existing public spaces.	Recommended Position: No change to Amendment
Submission 3		
Unknown	The Vaucluse could be a very creative open space for all, not just a short cut for speeding	Noted
	motorists.	Recommended Position: No change to Amendment
Submission 4		
Support	Yes! Great idea.	Noted
		Recommended Position: No change to Amendment
Submission 5		
Support	This will contribute to facilitating good quality medium density housing in Yarra Council.	Noted
		Recommended Position: No change to Amendment
Submission 6		
Support	We are extremely impacted by ongoing developments that are poorly designed and	Noted
	planned to give developers maximum profits. In Keele St we have one small park in the corner of Keele and Gold St and we cannot even take our dog there. We deserve to have	
	the types of green spaces enjoyed by residents in other parts of the municipality -	
	particularly North Fitzroy and Clifton Hill.	Recommended Position: No change to Amendment
Submission 7		
Support	We have seen how important open spaces are during covid 19, therefore it is crucial that	Noted
	we continue to grow the portfolio of well funded and equipped open spaces that support our community and native wildlife.	Recommended Position: No change to Amendment
Submission 8		
Support	Support more accountability on developers to support the area they develop with this	Noted
	open space increase.	Recommended Position: No change to Amendment

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Submission Rhumble (neteds) (yeer of Submission Composition of Submission Response to inform Countral's submission Submission 9 Image of this Amendment. Noted Recommended Position: No change to Amendment Submission 10 Recommended Position: No change to Amendment Submission 10 Recommended Position: No change to Amendment Submission 11 Recommended Position: No change to Amendment Submission 12 Supports the Amendment. Noted Recommended Position: No change to Amendment Submission 12 Support Submission 12 Noted Recommended Position: No change to Amendment Submission 12 Support Sub Amendment. Noted Recommended Position: No change to Amendment Submission 13 Support Sub Amendment. Noted Recommended Position: No change to Amendment Submission 14 Support Submission 14 Noted Recommended Position: No change to Amendment Submission 15 Support Sub Remedment. Noted Recommended Position: No change to Amendment Support 16 Support Sub Amendment. Noted Recommended Position: No change to Amendment Submission 15 Support Sub Amendment. Noted Recommended Position: No change to Amendment Support 20 Support Sub Amendment. Property development should pay			
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	Submission 19		

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Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's subm
Support	There are pockets of Yarra that do not have access to open space. The Amendment would add to the quality of life and encourage residents to stay within the City of Yarra.	Noted Recommended Position: No change to Amendment
Submission 20		
Support	Public space is incredibly important is what makes living in Yarra attractive.	Noted
		Recommended Position: No change to Amendment
Submission 21	1	
Opposed	Open Space Levy rate increase	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includi This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an
		Recommended Position: No change to Amendment
Submission 22		
Support	Many changes to the urban landscape has had a negative impact on the vibrancy and community oriented vibe of the streets and spaces. Asking developers to contribute to the maintenance and character of the community they wish to build in seems like a fair exchange. The health of a community is amplified by the abundance of equitable and accessible public spaces.	Noted Recommended Position: No change to Amendment
Submission 23		•
Support	it is important to protect and improve livability while our cities densify by ensuring we have the funding to increase the quality and quantity of open spaces.	Noted Recommended Position: No change to Amendment
Submission 24		Recommended i ositioni. No enange to Amenament
Opposed	Open Space Levy rate increase	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an

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Submission Num	ber Summary of Submission	Response to inform Council's subm
Type of Submissi		
	Strategic justification for the increase	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employmer Yarra.
		For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repre- residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelopm areas. However, even in the heritage areas there are newer building is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space ner new land area for public open space. As most of the larger strategic redeveloped, the Council will not be able to rely on land contributio locations included in the Strategy.
	Need for provisions to offset the contributable amount where the particular circumstances justify it	All applications for a planning permit are considered on their own m scheme. The Amendment only proposes to change the rate specifie changes are proposed to the provision of Clause 53.01, so the provis where the particular circumstances justify it are unchanged.
	Lack of transitional provisions	Transitional provisions are not common in planning scheme amende will take over 12 months to run its course. In addition, on the basis considered on their own merits in light of the provisions of the plan provision of the planning scheme other than the quantum of the op unnecessary.
		Recommended Position: No change to Amendment.
Submission 25		
Support	Public space is precious and developers should take responsibility for the increase in population brought about by their developments. Cities are becoming more unbearable	Noted
	in hot weather- we need as many trees as possible to mitigate the effects of climate change.	Recommended Position: No change to Amendment
Submission 26		
Support	Supports the Amendment.	Noted
		Recommended Position: No change to Amendment
Submission 27		
Support	The amount of open space is very low in some parts of Yarra, with so many apartment blocks and closely built houses. This will get worse with so many new developments. Open space is so important for physical and mental health - it is used for relaxation,	Noted
	exercise, shared activities among families and communities.	Recommended Position: No change to Amendment
Submission 28		

ate is proposed to increase from 4.5 to 10.1 per ent population growth forecast in the City of

for the data used in preparing the Strategy, the presents a 41 per cent increase in the number of the City of Yarra contains a mosaic of land uses poment in all locations except for the heritage ings and redundant sites where redevelopment

Im to high density urban development located eas that have little or no access to existing public network that will require Council to purchase gic sites in the City of Yarra have already been cions to create the new open spaces in all

merits in light of the provisions of the planning fied in the Schedule to Clause 53.01. No visions to offset the contributable amount

adments. It is likely that the Amendment process sis that all applications for a planning permit are anning scheme and no change is proposed to the open space levy rate, transitional provisions are

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submit
Opposed	Open Space Levy rate increase The Amendment proposes an excessive rate and increase —more than double the current rate of 4.5%.	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to c municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse and
	<u>Flat rate</u>	The rate is uniform across the municipality providing consistency, po
	The municipal wide `flat rate' is also contrary to most comparable municipalities within Metropolitan Melbourne.	The single public open space contribution rate is considered to meet provides an even benchmark, with clarity and simplicity about what equally, the principles of need, nexus, accountability and equity havi
		The method has previously been used to calculate the contribution r strategies, including the rate/s that are now included in the schedule Melbourne, Moonee Valley, Maribyrnong, Whitehorse and Yarra Pla
	Strategic justification The Amendment lacks sufficient justification for such a significant increase	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employmen Yarra.
		For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repre- residents and a 47 per cent increase in the number of workers. The 0 and zones, with land that is available for more intensive redevelopm areas. However, even in the heritage areas there are newer building is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space net new land area for public open space. As most of the larger strategic redeveloped, the Council will not be able to rely on land contribution locations included in the Strategy.
	Strategic redevelopment sites	The Amendment does not propose any changes to the Planning sche
	The Amendment also does not provide the opportunity to agree specific arrangements for strategic redevelopment sites or land within special purpose zones. Applying a `one size fits all' rate is flawed and should not be supported.	space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with
	Transitional provisions	Transitional provisions are not common in planning scheme amendn
	The Amendment fails to include transitional provisions, raising issues of fairness and places an unreasonable burden on permit-holders actively looking to act on planning permits and deliver approved developments.	will take over 12 months to run its course. In addition, on the basis considered on their own merits in light of the provisions of the plann provision of the planning scheme other than the quantum of the ope unnecessary.
		Recommended Position: No change to Amendment

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space ne rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many / included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

policy neutrality and perceived equity.

eet the equity principle because a uniform rate at the rate will be. All subdivisions are treated aving been established in the setting of the rate.

n rate for many municipal open space ules to Clause 53.01 in the Glen Eira, lanning Schemes.

te is proposed to increase from 4.5 to 10.1 per ent population growth forecast in the City of

for the data used in preparing the Strategy, the presents a 41 per cent increase in the number of the City of Yarra contains a mosaic of land uses poment in all locations except for the heritage ngs and redundant sites where redevelopment

im to high density urban development located eas that have little or no access to existing public network that will require Council to purchase fic sites in the City of Yarra have already been tions to create the new open spaces in all

cheme other than an increase in the public open 22.12. Consequently, any ability to agree ithin special purpose zones remains unchanged.

dments. It is likely that the Amendment process sis that all applications for a planning permit are anning scheme and no change is proposed to the open space levy rate, transitional provisions are Submission Number

Interest

Summary of Submission

Response to inform Council's submission to Panel

Type of Submission

Submission 29		
Opposed	Outdated data Underpinning the need for public open space and the proposed contribution rate are population, housing and employment data for the City of Yarra. The YOSS is based on population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020). It is unrealistic to not consider the impact of the COVID-19 Pandemic on where we work and population forecasts. Most professionals have and will continue to work from home to some extent, and international migration, including international students to Australia has been paused for nearly two years. It is important that the YOSS considers how these critical issues affect worker and resident population in the future for the City of Yarra.	The Strategy and the Public Open Space Contributions report are be compilation and assumes that the dwelling and employment foreca timing may be extended due to COVID-19 and therefore developme Likewise, development may occur at a faster rate over the forecast One of the most observable impacts of COVID-19 has been the sign urban areas.
	Existing Open Space It is unclear how Council has arrived at the lesser figure of 13.5% for public open space and unlike the more accurate calculation of 24% of land zoned for public open space, it is unclear what land is included within the 13.5%. This 24% presumably includes the largest regional public open space area within the inner eastern corridor, Yarra Bend Park, which is managed by Parks Victoria.	The Strategy at page 2 outlines what is included as open space: Public open space in this Strategy includes areas which are manage delegates located in the City of Yarra. This includes Yarra Bend Park Restricted open space is land that is only available for use on a men include Burnley Golf Course and Richmond Union Bowls Club. Other complement the public open space network, however, other strateg for these.
	<u>Funding for Small Parks Only</u> The Open Space Framework on page 6 of the YOSS identifies the different open spaces across the municipality. Diagram B indicates that most open space within the municipality is regional or city-wide open space. Therefore, the proposed contribution will only be going towards the upgrade or establishment of local and small neighbourhood parks.	Diagram B identifies gap areas in the open space network. The gap easy walkable access to any open space. Additional open space is re and diversity of open space with priorities given to gap areas where opportunities to provide for new regional or city-wide open spaces and upgrades of these open spaces are part of the Strategy.
	Inappropriate rate increase There is currently no municipality in Victoria that includes a Schedule to Clause 53.01 that requires a public open space contribution rate of 10.1% across the entire municipality. Some municipalities do require a 10% contribution or above, these rates are only applicable to site / precinct specific areas	The size of the increase is based on the demand for improvements identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includi This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
	Housing affordability	The quantum of the open space levy has been calculated as detaile (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now i Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse ar Housing affordability is impacted by many things, for example the s
	A proposed blanket 10.1% contribution rate is unjustifiable as it overlooks significant site specific contextual factors, such as easements and other site constraints that may affect	 may impact affordability is impacted by many timps, for example the semantic impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable contributions of developers and government to provide open space

based on the data available made at the time of casts will be met. We also understand that the nent may occur beyond the initial timeframe. st period.

nificant use of open spaces, particularly in inner

ed by State Government agencies or their rk and the Collingwood Children's Farm. embership or fee paying basis and examples er public land including schools and streets egies and plans provide direction and guidance

p areas are locations where the community lack required to address the gaps in the provision re urban densities are forecast to increase. The es are limited, however, ongoing improvements

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space he rate to cover both residential and non-

led in the Public Open Space Contributions o calculate the contribution rate for many included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

significant growth expected in the City of Yarra

le and consistent basis for the financial and land ce and make open space improvements.

Submission Number		
Interest	Summary of Submission	Response to inform Council's submi
Type of Submission		
	yield of development. Without a clearer delineation between land and public open space cash contributions, this flat rate contribution may also lead to equity issues.	The local community including residents and workers should have reincludes physical access, visual access and economic equity of access which creates the need for additional or improved open space should space
		Recommended Position: No change to Amendment
Submission 30	1	
Support	Supports the Amendment	Noted
		Recommended Position: No change to Amendment
Submission 31		
Opposed	Public open space under existing permits	The Amendment does not propose any changes to the Planning sche
	On the basis that the subject land has either met, or has Agreements in place, which satisfy the public open space contribution for the land and that the rate is set at 4.5%, are seek written confirmation from Council that the agreed public open space contribution rate is fixed at 4.5% and that no further public open space contribution will be required for the subject land.	space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with as does the impact on existing permits or agreements.
	Reserves the right to submissions relating to the excessive nature of the public open space contribution proposed, that the municipal wide flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne, and that the Amendment lacks sufficient justification for such a significant increase.	Recommended Position: No change to Amendment
Submission 32		
	Justification of rate increase	The size of the increase is based on the demand for improvements to
Opposed	The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to c municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse and
	Inclusion of non-residential uses	Many of the areas in the City that are forecast to change are the for
	The Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts.	areas are being redeveloped to mixed use precincts with a combinat use. Historically, the industrial areas did not have public open space being redeveloped with increased building heights and a change to a workforce. The surveys undertaken for this Strategy found that more
	There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for applying an equivalent rate to employment-related subdivisions.	space during the day. With increased numbers of people working an there is a need to provide new areas of public open space.

e reasonable access to public open space. This ess. It is reasonable that new development, ould contribute the cost of providing that open

cheme other than an increase in the public open 22.12. Consequently, any ability to agree ithin special purpose zones remains unchanged

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space he rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many v included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

ormer industrial and manufacturing areas. These nation of residential, commercial and business ce. With the proposed changes, these areas are o a predominantly office-based professional ore than 80 per cent of workers visit public open and living in the former industrial precincts

Submission Number Interest	Summary of Submission	Response to inform Council's subm
Type of Submission		
	Bespoke arrangements for strategic redevelopment site	The Amendment does not propose any changes to the planning sch
	The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	space contribution rate and a revised Open Space Policy at Clause 2 specific arrangements for strategic redevelopment sites or land with
	Housing affordability	Housing affordability is impacted by many things, for example the si
	The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for housing density and diversity remain unachieved.	may impact affordability if demand is high and supply restricted.The City of Yarra Open Space Strategy aims to provide an equitable contributions of developers and government to provide open space
		The local community including residents and workers should have re- includes physical access, visual access and economic equity of access which creates the need for additional or improved open space should space
		Recommended Position: No change to Amendment
Submission 33		
Opposed	Justification of rate increase	The size of the increase is based on the demand for improvements t
	The proposed increase to the public open space contribution proposed in the Amendment is an excessive and onerous tax on new development that is unjustifiable. It provides a disincentivise for infill development in the City of Yarra, competing against the <i>Plan Melbourne</i> objective to encourage development in Melbourne's well-serviced established areas.	identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to a municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an
	Housing affordability his increased developer tax is likely to stall or cease new developments, at a time when	Housing affordability is impacted by many things, for example the si may impact affordability if demand is high and supply restricted.
	the State is trying stimulate the construction sector to support the economy.	The City of Yarra Open Space Strategy aims to provide an equitable contributions of developers and government to provide open space
		The local community including residents and workers should have re- includes physical access, visual access and economic equity of access which creates the need for additional or improved open space shou space
	Strategic justification Amendment C286 should be changed to ensure the required public open space contribution is determined through an evidence-based assessment of open space needs	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employmer Yarra.
	within the municipality, which considers locational need, type and scale of development, and is fair and equitable.	For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repre- residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelopm

cheme other than an increase in the public open 22.12. Consequently, any ability to agree ithin special purpose zones remains unchanged

significant growth expected in the City of Yarra

le and consistent basis for the financial and land ce and make open space improvements.

e reasonable access to public open space. This ess. It is reasonable that new development, ould contribute the cost of providing that open

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Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submi
		areas. However, even in the heritage areas there are newer building is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space net new land area for public open space. As most of the larger strategic redeveloped, the Council will not be able to rely on land contribution locations included in the Strategy.
		Recommended Position: No change to Amendment
Submission 34	Γ	
Opposed	 <u>Housing affordability</u> Modest off the plan purchasing concessions do remain to encourage purchasers to purchase off the plan and encourage new development. If apartment prices are driven up due to the public open space contribution being passed onto purchasers, this will disincentivise off the plan apartment purchases. This has the potential to result in stagnant development sites across Yarra if developers are unable to secure adequate pre-sales to commence construction. If the market does not accept the apartment price increases it will likely see purchasers turn to the established housing market for which stamp duty is applicable but open space contributions are not. There is again potential for this to impact the number of active development sites across the area. It is also very unlikely that land owners would accept a lower sale price for development sites if the open space increase is introduced. The land rate has been set by site acquisitions over recent times and no land owner will be open to selling for a lower rate than a comparable site. 	 Housing affordability is impacted by many things, for example the sigmay impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space. The local community including residents and workers should have reincludes physical access, visual access and economic equity of access which creates the need for additional or improved open space shoul space. Recommended Position: No change to Amendment
Submission 35		<u> </u>
Opposed	Existing permits and agreements Requests that the proposed Amendment be modified to apply a site specific contribution of 4.5% to the land in the Alphington Paper Mill Development Plan area (DPO11) in the proposed Schedule to Clause 53.10 Public Open Space Contribution and Subdivision. The proposed site specific contribution of 4.5% will recognise and acknowledge the agreed public open space contribution associated with the approved Alphington Paper Mill	The Amendment does not propose any changes to the planning sche space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with as does the impact on existing permits or agreements.
	Development Plan 2016.	Recommended Position: No change to Amendment
Submission 36		
Opposed	Open Space Levy rate increase	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of th mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.

ngs and redundant sites where redevelopment

im to high density urban development located eas that have little or no access to existing public network that will require Council to purchase gic sites in the City of Yarra have already been cions to create the new open spaces in all

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reasonable access to public open space. This ess. It is reasonable that new development, ould contribute the cost of providing that open

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Submission Number		
Interest	Summary of Submission	Response to inform Council's subm
Type of Submission		
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to o municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an
	Strategic justification for the increase	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employmer Yarra.
		For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repre- residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelopm areas. However, even in the heritage areas there are newer building is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space ne new land area for public open space. As most of the larger strategic redeveloped, the Council will not be able to rely on land contributio locations included in the Strategy.
	Difficulties and inequities associated with providing land contributions over cash contributions t	All applications for a planning permit are considered on their own m scheme. The Amendment only proposes to change the rate specific changes are proposed to the provision of Clause 53.01, so the provi where the particular circumstances justify it are unchanged.
	Blanket rate	The rate is uniform across the municipality providing consistency, po
		The single public open space contribution rate is considered to meet provides an even benchmark, with clarity and simplicity about what equally, the principles of need, nexus, accountability and equity hav
		The method has previously been used to calculate the contribution strategies, including the rate/s that are now included in the schedul Melbourne, Moonee Valley, Maribyrnong, Whitehorse and Yarra Pla
		Recommended Position: No change to Amendment
Submission 37		
Opposed	Uniform Rate	The rate is uniform across the municipality providing consistency, p
	The Amendment proposes to impose a unform contribution rate across the whole municipality which is inequitable. Fitzroy North is already very well served by open space and it is unreasonable to impose a high contribution requirement to offset public open space upgrades for other areas within the municipality that are poorly served by	The single public open space contribution rate is considered to mee provides an even benchmark, with clarity and simplicity about what equally, the principles of need, nexus, accountability and equity hav
	public open space and that require significant upgrades.	The method has previously been used to calculate the contribution strategies, including the rate/s that are now included in the schedul Melbourne, Moonee Valley, Maribyrnong, Whitehorse and Yarra Pla

ed in the Public Open Space Contributions o calculate the contribution rate for many *i* included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

te is proposed to increase from 4.5 to 10.1 per ent population growth forecast in the City of

for the data used in preparing the Strategy, the presents a 41 per cent increase in the number of the City of Yarra contains a mosaic of land uses poment in all locations except for the heritage ngs and redundant sites where redevelopment

im to high density urban development located eas that have little or no access to existing public network that will require Council to purchase fic sites in the City of Yarra have already been tions to create the new open spaces in all

merits in light of the provisions of the planning fied in the Schedule to Clause 53.01. No visions to offset the contributable amount

policy neutrality and perceived equity.

eet the equity principle because a uniform rate at the rate will be. All subdivisions are treated aving been established in the setting of the rate.

n rate for many municipal open space ules to Clause 53.01 in the Glen Eira, Planning Schemes.

policy neutrality and perceived equity.

eet the equity principle because a uniform rate at the rate will be. All subdivisions are treated aving been established in the setting of the rate.

n rate for many municipal open space ules to Clause 53.01 in the Glen Eira, Planning Schemes.

Submission Number Interest	Summary of Submission	Response to inform Council's submit
Type of Submission		
	Size of increase The size of the proposed increase and overall rate is excessive and unreasonable having regard to the current rate, the 5% rate provided for in the Subdivision Act 1988, contribution rates round in other inner city municipalities and those found in growth areas of Melbourne.	The size of the increase is based on the demand for improvements t identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to o municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an
	Strategic Justification There is a lack of strategic justification for the proposed rate, noting the Strategy's predicted demand for open space by workers and non-residential land uses. To that end,	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employmer Yarra.
	we note that the Strategy assesses demand for public space upgrades based on both residential and non-residential users and it attempts to apply a uniform contribution rate to both residential and non-residential subdivisions, both of which are unreasonable.	For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repre- residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelopm areas. However, even in the heritage areas there are newer building is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space ne new land area for public open space. As most of the larger strategic redeveloped, the Council will not be able to rely on land contributio locations included in the Strategy.
	<u>Contribution offsets</u> The Amendment should make provisions for contribution offsets where there are particular circumstances that justify it.	All applications for a planning permit are considered on their own m scheme. The Amendment only proposes to change the rate specifie changes are proposed to the provision of Clause 53.01, so the provis where the particular circumstances justify it are unchanged.
	<u>Transition provisions</u> There should be transitional provisions for subdivision of developments that have a planning permit for development in place prior to the Amendment being gazetted into the planning Scheme.	Transitional provisions are not common in planning scheme amende will take over 12 months to run its course. In addition, on the basis considered on their own merits in light of the provisions of the plan provision of the planning scheme other than the quantum of the op unnecessary.
		Recommended Position: No change to Amendment.
Submission 38		
Opposed	Rate increase is excessive A comparison to other Councils with similar contextual characteristics reveals that a 10.1% contribution rate is exorbitant and unjustified.	The size of the increase is based on the demand for improvements t identified in the Yarra Open Space Strategy 2020. Preparation of th mechanisms to support the implementation of the Strategy, includir This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space ne rate to cover both residential and non-

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merits in light of the provisions of the planning fied in the Schedule to Clause 53.01. No visions to offset the contributable amount

dments. It is likely that the Amendment process sis that all applications for a planning permit are anning scheme and no change is proposed to the open space levy rate, transitional provisions are

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space ne rate to cover both residential and non-

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submi
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to a municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an
		Recommended Position: No change to Amendment.
Submission 39		
Opposed	<u>Justification of rate increase</u> The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements t identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to o municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an
	 Inclusion of non-residential uses The Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts. There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for applying an equivalent rate to employment-related subdivisions. 	Many of the areas in the City that are forecast to change are the for areas are being redeveloped to mixed use precincts with a combinat use. Historically, the industrial areas did not have public open space being redeveloped with increased building heights and a change to a workforce. The surveys undertaken for this Strategy found that mor space during the day. With increased numbers of people working an there is a need to provide new areas of public open space.
	Bespoke arrangements for strategic redevelopment site The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	The Amendment does not propose any changes to the planning school space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with
	Housing affordability	Housing affordability is impacted by many things, for example the si
	The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for housing density and diversity remain unachieved.	may impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space The local community including residents and workers should have re includes physical access, visual access and economic equity of acces
		which creates the need for additional or improved open space shou space Recommended Position: No change to Amendment

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Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's subm
Opposed	<u>Justification of rate increase</u> The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, including This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development. The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to a municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse and
	Inclusion of non-residential uses The Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts. There is no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for applying an equivalent rate to employment-related subdivisions.	Many of the areas in the City that are forecast to change are the for areas are being redeveloped to mixed use precincts with a combina use. Historically, the industrial areas did not have public open space being redeveloped with increased building heights and a change to workforce. The surveys undertaken for this Strategy found that mor space during the day. With increased numbers of people working ar there is a need to provide new areas of public open space.
	Bespoke arrangements for strategic redevelopment site The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	The Amendment does not propose any changes to the planning sch space contribution rate and a revised Open Space Policy at Clause 2 specific arrangements for strategic redevelopment sites or land wit
	Housing affordability The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for housing density and diversity remain unachieved.	Housing affordability is impacted by many things, for example the si may impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable contributions of developers and government to provide open space The local community including residents and workers should have re- includes physical access, visual access and economic equity of access which creates the need for additional or improved open space shou space Recommended Position: No change to Amendment
Submission 41		
Opposed	<u>Justification of rate increase</u> The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development. The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to be

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ed in the Public Open Space Contributions o calculate the contribution rate for many *i* included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

ormer industrial and manufacturing areas. These nation of residential, commercial and business ce. With the proposed changes, these areas are o a predominantly office-based professional ore than 80 per cent of workers visit public open and living in the former industrial precincts

cheme other than an increase in the public open 22.12. Consequently, any ability to agree ithin special purpose zones remains unchanged.

significant growth expected in the City of Yarra

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Submission Number Interest	Summary of Submission	Response to inform Council's subm
Type of Submission		municipal open space strategies, including the rate/s that are now ir Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse and
	Inclusion of non-residential usesThe Amendment seeks to impose the obligation on all subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts.There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for applying an equivalent rate to employment-related subdivisions.	Many of the areas in the City that are forecast to change are the fore areas are being redeveloped to mixed use precincts with a combinat use. Historically, the industrial areas did not have public open space. being redeveloped with increased building heights and a change to a workforce. The surveys undertaken for this Strategy found that more space during the day. With increased numbers of people working an there is a need to provide new areas of public open space.
	Bespoke arrangements for strategic redevelopment site The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	The Amendment does not propose any changes to the planning sche space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with
	Housing affordability The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for housing density and diversity remain unachieved.	Housing affordability is impacted by many things, for example the signay impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space. The local community including residents and workers should have reincludes physical access, visual access and economic equity of access which creates the need for additional or improved open space should space.
Submission 42		Recommended Position: No change to Amendment
Opposed	Existing permits and agreements Requests that the proposed Amendment be modified to apply a site specific contribution of 4.5% to the land in the Alphington Paper Mill Development Plan area (DPO11) in the proposed Schedule to Clause 53.10 Public Open Space Contribution and Subdivision. The proposed site specific contribution of 4.5% will recognise and acknowledge the agreed public open space contribution associated with the approved Alphington Paper Mill Development Plan 2016.	The Amendment does not propose any changes to the planning sche space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with as does the impact on existing permits or agreements. Recommended Position: No change to Amendment
Submission 43		
Opposed	<u>Justification of rate increase</u> The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development. The quantum of the open space levy has been calculated as detailed

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reasonable access to public open space. This ess. It is reasonable that new development, ould contribute the cost of providing that open

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Submission Number		
Interest	Summary of Submission	Response to inform Council's subm
Type of Submission		
		municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an
	Inclusion of non-residential uses The Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts.	Many of the areas in the City that are forecast to change are the form areas are being redeveloped to mixed use precincts with a combinat use. Historically, the industrial areas did not have public open space being redeveloped with increased building heights and a change to a manuface. The expression and exterior for this Charter of the terms
	There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for applying an equivalent rate to employment-related subdivisions.	workforce. The surveys undertaken for this Strategy found that more open space during the day. With increased numbers of people work precincts there is a need to provide new areas of public open space.
	Bespoke arrangements for strategic redevelopment site	The Amendment does not propose any changes to the planning sche
	The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with
	Housing affordability	Housing affordability is impacted by many things, for example the simay impact affordability if demand is high and supply restricted.
	The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for	The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space
	housing density and diversity remain unachieved.	The local community including residents and workers should have reincludes physical access, visual access and economic equity of access which creates the need for additional or improved open space should space
		Recommended Position: No change to Amendment
Submission 44		
Opposed	Strategic justification In the Panel Report for Amendment C148 to the Monash Planning Scheme dated 7 April 2020, the Panel considered an increase in Public Open Space Contributions from 5 per cent to 10 per cent. The Panel were critical of Council for not having an implementation plan which included the identification of precincts in which open space acquisitions are a priority with an indicative budget. It is submitted that this Amendment has the same shortcomings and more detailed work is required to properly consider the public open space contribution amount for each precinct.	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employmer Yarra.
		For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repre residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelopm areas. However, even in the heritage areas there are newer building is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space ne new land area for public open space. As most of the larger strategic redeveloped, the Council will not be able to rely on land contribution locations included in the Strategy

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or the data used in preparing the Strategy, the resents a 41 per cent increase in the number of e City of Yarra contains a mosaic of land uses oment in all locations except for the heritage ings and redundant sites where redevelopment

Im to high density urban development located eas that have little or no access to existing public network that will require Council to purchase tic sites in the City of Yarra have already been tions to create the new open spaces in all

Submission Number		
Interest	Summary of Submission	Response to inform Council's subm
Type of Submission		
	 <u>Substantial and unprecedented increase</u> The proposed public open space contribution of 10.1% far exceeds the rates currently being applied in other inner city municipalities, including Boroondara (a standard 5% under section 18 of the <i>Subdivision Act 1988)</i>, Stonnington (5-8% - determined based on where the subdivision is located), Maribyrnong (5.7% for subdivisions of 10 lots or greater), Whitehorse (4%), Darebin (2-5% - determined based on the number of allotments proposed). It is submitted that the proposed 10.1% contribution is excessive and based on the analysis in the supporting documents to the Amendment, the public open space 	The size of the increase is based on the demand for improvements identified in the Yarra Open Space Strategy 2020. Preparation of t mechanisms to support the implementation of the Strategy, includi This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development. The quantum of the open space levy has been calculated as detaile (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now
	contribution for the Fairfield precinct should remain 4.5%.	Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an Recommended Position: No change to Amendment
Submission 4E	1	
Submission 45		1
Opposed	<u>Justification of rate increase</u> The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements t identified in the Yarra Open Space Strategy 2020. Preparation of th mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
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	 Inclusion of non-residential uses The Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts. There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for applying an equivalent rate to employment-related subdivisions. 	Many of the areas in the City that are forecast to change are the for areas are being redeveloped to mixed use precincts with a combina- use. Historically, the industrial areas did not have public open space being redeveloped with increased building heights and a change to workforce. The surveys undertaken for this Strategy found that more open space during the day. With increased numbers of people work precincts there is a need to provide new areas of public open space.
	Bespoke arrangements for strategic redevelopment site The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	The Amendment does not propose any changes to the planning sch space contribution rate and a revised Open Space Policy at Clause 2 specific arrangements for strategic redevelopment sites or land with
	Housing affordability The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for housing density and diversity remain unachieved.	Housing affordability is impacted by many things, for example the si may impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable contributions of developers and government to provide open space The local community including residents and workers should have re- includes physical access, visual access and economic equity of acces

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Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submi
		which creates the need for additional or improved open space shoul space Recommended Position: No change to Amendment
Submission 46		
Opposed	<u>Justification of rate increase</u> The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements t identified in the Yarra Open Space Strategy 2020. Preparation of th mechanisms to support the implementation of the Strategy, includir This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
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	 Inclusion of non-residential uses The Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts. There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for 	Many of the areas in the City that are forecast to change are the for areas are being redeveloped to mixed use precincts with a combina- use. Historically, the industrial areas did not have public open space being redeveloped with increased building heights and a change to a workforce. The surveys undertaken for this Strategy found that more open space during the day. With increased numbers of people work precincts there is a need to provide new areas of public open space.
	applying an equivalent rate to employment-related subdivisions. Bespoke arrangements for strategic redevelopment site The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	The Amendment does not propose any changes to the planning sch space contribution rate and a revised Open Space Policy at Clause 2 specific arrangements for strategic redevelopment sites or land with
	Housing affordability The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for housing density and diversity remain unachieved.	Housing affordability is impacted by many things, for example the si may impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space The local community including residents and workers should have re- includes physical access, visual access and economic equity of access which creates the need for additional or improved open space shoul space
		Recommended Position: No change to Amendment
Submission 47		
Opposed	Open Space Levy rate increase	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the

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s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. he municipal wide public open space he rate to cover both residential and non-

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to existing open space and new open space he Strategy included a review of funding ling the public open space contribution rate. e municipal wide public open space

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submi
	The proposed contribution rate of 10.1% is excessive, noting the existing rate of 4.1%, the existing rate of 5% in the Subdivision Act 1988 and the contributions within other	contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
	Councils in Metropolitan Melbourne.	The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to o municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse and
	Existing open space The City of Yarra is currently very well supplied with open spaces.	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employmen Yarra.
		For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repre residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelopm areas. However, even in the heritage areas there are newer building is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space ne new land area for public open space. As most of the larger strategic redeveloped, the Council will not be able to rely on land contributio locations included in the Strategy
	<u>Use of open space by workers</u> The Strategy includes reliance of demand for open space by workers to justify the rate, which is unreasonable and inequitable.	Many of the areas in the City that are forecast to change are the for These areas are being redeveloped to mixed use precincts with a co- business use. Historically, the industrial areas did not have public op areas are being redeveloped with increased building heights and a c professional workforce. The surveys undertaken for this Strategy fo visit public open space during the day. With increased numbers of p industrial precincts there is a need to provide new areas of public op
	Strategic justification for the increase The strategic justification for the increase is flawed.	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employmen Yarra.
		For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repre residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelopm areas. However, even in the heritage areas there are newer building is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space ne new land area for public open space. As most of the larger strategic

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ed in the Public Open Space Contributions calculate the contribution rate for many included in the schedules to Clause 53.01 in the nd Yarra Planning Schemes.

te is proposed to increase from 4.5 to 10.1 per ent population growth forecast in the City of

or the data used in preparing the Strategy, the resents a 41 per cent increase in the number of ne City of Yarra contains a mosaic of land uses oment in all locations except for the heritage ings and redundant sites where redevelopment

m to high density urban development located as that have little or no access to existing public network that will require Council to purchase tic sites in the City of Yarra have already been ions to create the new open spaces in all

ormer industrial and manufacturing areas. combination of residential, commercial and open space. With the proposed changes, these change to a predominantly office-based found that more than 80 per cent of workers people working and living in the former open space.

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m to high density urban development located as that have little or no access to existing public network that will require Council to purchase ic sites in the City of Yarra have already been

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submi
		redeveloped, the Council will not be able to rely on land contribution locations included in the Strategy.
	Lack of transitional provisions	Transitional provisions are not common in planning scheme amendr will take over 12 months to run its course. In addition, on the basis considered on their own merits in light of the provisions of the plann provision of the planning scheme other than the quantum of the op unnecessary.
		Recommended Position: No change to Amendment.
Submission 48		
Opposed	<u>Justification of rate increase</u> The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements t identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includir This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to of municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an
	Inclusion of non-residential uses The Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction between residential / commercial / industrial subdivisions and no differentiation between suburbs or precincts. There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for	Many of the areas in the City that are forecast to change are the form These areas are being redeveloped to mixed use precincts with a con- business use. Historically, the industrial areas did not have public op areas are being redeveloped with increased building heights and a c professional workforce. The surveys undertaken for this Strategy fo visit public open space during the day. With increased numbers of p industrial precincts there is a need to provide new areas of public op
	applying an equivalent rate to employment-related subdivisions. Bespoke arrangements for strategic redevelopment site	The Amendment does not propose any changes to the planning sch
	The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with
	<u>Housing affordability</u> The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dorman, and aspirations for housing density and diversity remain unachieved.	Housing affordability is impacted by many things, for example the sime may impact affordability if demand is high and supply restricted.
		The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space
		The local community including residents and workers should have reincludes physical access, visual access and economic equity of access which creates the need for additional or improved open space shou space
		Recommended Position: No change to Amendment

ons to create the new open spaces in all

dments. It is likely that the Amendment process is that all applications for a planning permit are nning scheme and no change is proposed to the pen space levy rate, transitional provisions are

to existing open space and new open space he Strategy included a review of funding ling the public open space contribution rate. e municipal wide public open space e rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many included in the schedules to Clause 53.01 in the nd Yarra Planning Schemes.

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Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submis
Submission 49		
Opposed	Strategic justification for the increase The methodology and documentation which underpins the Amendment is flawed. It lacks	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employment Yarra.
	strategic justification.	For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repres residents and a 47 per cent increase in the number of workers. The 0 and zones, with land that is available for more intensive redevelopme areas. However, even in the heritage areas there are newer building is occurring.
		The forecast population is planned to be accommodated in medium a across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space net new land area for public open space. As most of the larger strategic s redeveloped, the Council will not be able to rely on land contribution locations included in the Strategy.
	<u>Blanket rate</u>	The rate is uniform across the municipality providing consistency, po
	A blanket open space contribution for all land does not distinguish between different development typologies and concessions associated with the provision of affordable housing.	The single public open space contribution rate is considered to meet provides an even benchmark, with clarity and simplicity about what t equally, the principles of need, nexus, accountability and equity having
		The method has previously been used to calculate the contribution rastrategies, including the rate/s that are now included in the schedule Melbourne, Moonee Valley, Maribyrnong, Whitehorse and Yarra Plan
	Monash C148	For the period between 2016 and 2031, which is the time period for
	The Amendment contains a clause similar to those identified by the Panel which considered Amendment C148 to the Monash Planning Scheme and lacks an implementation plan	forecast population will increase by over77,000 people, which repress residents and a 47 per cent increase in the number of workers. The C and zones, with land that is available for more intensive redevelopment areas. However, even in the heritage areas there are newer buildings is occurring.
		The forecast population is planned to be accommodated in medium a across the municipality outside the heritage areas, including in areas open space. This will drive the need for an expanded open space net new land area for public open space. As most of the larger strategic redeveloped, the Council will not be able to rely on land contribution locations included in the Strategy
	Housing affordability	Housing affordability is impacted by many things, for example the sig
	The Amendment does not distinguish between different development typologies and concessions associated with the provision of affordable housing	may impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space a
		The local community including residents and workers should have re- includes physical access, visual access and economic equity of access

te is proposed to increase from 4.5 to 10.1 per ent population growth forecast in the City of

or the data used in preparing the Strategy, the resents a 41 per cent increase in the number of e City of Yarra contains a mosaic of land uses ment in all locations except for the heritage ngs and redundant sites where redevelopment

n to high density urban development located as that have little or no access to existing public etwork that will require Council to purchase c sites in the City of Yarra have already been ons to create the new open spaces in all

policy neutrality and perceived equity.

et the equity principle because a uniform rate t the rate will be. All subdivisions are treated ving been established in the setting of the rate.

rate for many municipal open space les to Clause 53.01 in the Glen Eira, lanning Schemes.

or the data used in preparing the Strategy, the resents a 41 per cent increase in the number of e City of Yarra contains a mosaic of land uses ment in all locations except for the heritage logs and redundant sites where redevelopment

m to high density urban development located as that have little or no access to existing public network that will require Council to purchase ic sites in the City of Yarra have already been ons to create the new open spaces in all

significant growth expected in the City of Yarra

e and consistent basis for the financial and land e and make open space improvements.

reasonable access to public open space. This ss. It is reasonable that new development,

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's subr
		which creates the need for additional or improved open space sho space
		Recommended Position: No change to Amendment
Submission 50		
	Open Space Levy rate increase The excessive size of the proposed increase	The size of the increase is based on the demand for improvements identified in the Yarra Open Space Strategy 2020. Preparation of t mechanisms to support the implementation of the Strategy, includ This resulted in a recommendation that Council should increase th contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detaile (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse a
	<u>Strategic justification for the increase</u> The lack of strategic justification for the proposed increase.	A key reason that the new Yarra public open space contribution ra cent is that there is a substantial level of residential and employme Yarra.
		For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repur- residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelop areas. However, even in the heritage areas there are newer buildi is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in are open space. This will drive the need for an expanded open space r new land area for public open space. As most of the larger strateg redeveloped, the Council will not be able to rely on land contribution locations included in the Strategy.
	<u>Blanket rate</u>	The rate is uniform across the municipality providing consistency,
	The inequities associated with applying a blanket rate across the whole municipality.	The single public open space contribution rate is considered to me provides an even benchmark, with clarity and simplicity about what equally, the principles of need, nexus, accountability and equity has
		The method has previously been used to calculate the contribution strategies, including the rate/s that are now included in the schedu Melbourne, Moonee Valley, Maribyrnong, Whitehorse and Yarra P
	<u>Site considerations</u> The difficulties and inequities associated with providing land contributions over cash contributions on a site by site basis, as required in different areas of the municipality, including land contributions that meet the policy requirements.	The Amendment does not propose any changes to the planning sc space contribution rate and a revised Open Space Policy at Clause specific arrangements for strategic redevelopment sites or land wi

ould contribute the cost of providing that open

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space he rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many *i* included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

ate is proposed to increase from 4.5 to 10.1 per ent population growth forecast in the City of

For the data used in preparing the Strategy, the presents a 41 per cent increase in the number of the City of Yarra contains a mosaic of land uses poment in all locations except for the heritage ings and redundant sites where redevelopment

im to high density urban development located eas that have little or no access to existing public network that will require Council to purchase gic sites in the City of Yarra have already been tions to create the new open spaces in all

policy neutrality and perceived equity.

eet the equity principle because a uniform rate at the rate will be. All subdivisions are treated aving been established in the setting of the rate.

n rate for many municipal open space lules to Clause 53.01 in the Glen Eira, Planning Schemes.

cheme other than an increase in the public open 22.12. Consequently, any ability to agree ithin special purpose zones remains unchanged

Summary of Submission	
Summary of Submission	Response to inform Council's subm
ansitional provisions e inequities and unfairness associated with applying the proposed increased rate to proved developments and developments that are under construction, including in the sence of any transitional provisions.	Transitional provisions are not common in planning scheme amende will take over 12 months to run its course. In addition, on the basis considered on their own merits in light of the provisions of the plan provision of the planning scheme other than the quantum of the op unnecessary. Recommended Position: No change to Amendment.
e Amendment proposes an excessive rate, which is more than double the current rate 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities thin Metropolitan Melbourne. The Amendment lacks sufficient justification for such a mificant increase.	The size of the increase is based on the demand for improvements t identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
	The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now i Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse an
e Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction tween residential / commercial / industrial subdivisions, and no differentiation tween suburbs or precincts. ere is simply no evidence to suggest that the demand for open space generated by poloyment uses is equivalent to the demand from residential uses . The documents hibited with the Amendment fail to provide sufficient analysis or justification for plying an equivalent rate to employment-related subdivisions.	Many of the areas in the City that are forecast to change are the for areas are being redeveloped to mixed use precincts with a combina use. Historically, the industrial areas did not have public open space being redeveloped with increased building heights and a change to workforce. The surveys undertaken for this Strategy found that mo open space during the day. With increased numbers of people work precincts there is a need to provide new areas of public open space
spoke arrangements for strategic redevelopment site e Amendment also fails to provide bespoke arrangements for strategic redevelopment es or land within special purpose zones. Applying a 'one size fits all' rate is a ndamentally flawed approach, and one which should not be further considered.	The Amendment does not propose any changes to the planning sch space contribution rate and a revised Open Space Policy at Clause 2 specific arrangements for strategic redevelopment sites or land with
e flow-on effect of introducing such an exorbitant rate is that development costs are creased, which in turn undermines affordability for end users. Alternatively, it means at land which might otherwise have been developed sits dormant, and aspirations for using density and diversity remain unachieved.	Housing affordability is impacted by many things, for example the si may impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable contributions of developers and government to provide open space The local community including residents and workers should have re- includes physical access, visual access and economic equity of access which creates the need for additional or improved open space shou space Recommended Position: No change to Amendment
plyi spc e A es c nda ousi e fl crea at la	ing an equivalent rate to employment-related subdivisions. We arrangements for strategic redevelopment site mendment also fails to provide bespoke arrangements for strategic redevelopment or land within special purpose zones. Applying a 'one size fits all' rate is a mentally flawed approach, and one which should not be further considered. Ing affordability ow-on effect of introducing such an exorbitant rate is that development costs are used, which in turn undermines affordability for end users. Alternatively, it means and which might otherwise have been developed sits dormant, and aspirations for

Submission 52

nission to Panel

idments. It is likely that the Amendment process is that all applications for a planning permit are anning scheme and no change is proposed to the open space levy rate, transitional provisions are

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space he rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many v included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

ormer industrial and manufacturing areas. These nation of residential, commercial and business ace. With the proposed changes, these areas are o a predominantly office-based professional nore than 80 per cent of workers visit public orking and living in the former industrial ce.

cheme other than an increase in the public open 22.12. Consequently, any ability to agree ithin special purpose zones remains unchanged.

significant growth expected in the City of Yarra

le and consistent basis for the financial and land ce and make open space improvements.

reasonable access to public open space. This ess. It is reasonable that new development, ould contribute the cost of providing that open

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's subm
Opposed	Rate increase The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements in identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includi This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now i Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse ar
	Inclusion of non-residential uses	Many of the areas in the City that are forecast to change are the for
	The Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts.	areas are being redeveloped to mixed use precincts with a combinat use. Historically, the industrial areas did not have public open space being redeveloped with increased building heights and a change to workforce. The surveys undertaken for this Strategy found that mo
	There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for applying an equivalent rate to employment-related subdivisions.	open space during the day. With increased numbers of people work precincts there is a need to provide new areas of public open space
	Arrangements for strategic redevelopment site	The Amendment does not propose any changes to the planning sch
	The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a	space contribution rate and a revised Open Space Policy at Clause 2 specific arrangements for strategic redevelopment sites or land wit
Submission 53	fundamentally flawed approach, and one which should not be further considered.	Recommended Position: No change to Amendment
	Data in man	
Opposed	Rate increase The proposed rate and extent of the increase is excessive.	The size of the increase is based on the demand for improvements i identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includi This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now i Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse ar
	Strategic justification for the increase	A key reason that the new Yarra public open space contribution rate
	The lack of strategic justification for the increase	cent is that there is a substantial level of residential and employmer Yarra.
		For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which repre- residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelope

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space he rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many v included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

ormer industrial and manufacturing areas. These nation of residential, commercial and business ace. With the proposed changes, these areas are o a predominantly office-based professional nore than 80 per cent of workers visit public orking and living in the former industrial ce.

cheme other than an increase in the public open 22.12. Consequently, any ability to agree ithin special purpose zones remains unchanged.

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space he rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many v included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

ate is proposed to increase from 4.5 to 10.1 per ent population growth forecast in the City of

for the data used in preparing the Strategy, the presents a 41 per cent increase in the number of the City of Yarra contains a mosaic of land uses poment in all locations except for the heritage

is occurring. The forecast populatic across the municipalit open space . This will new land area for pub redeveloped, the Coundocations included in the rate is uniform ac Flat rate The municipal wide 'flat rate' is also contrary to most comparable municipalities within Metropolitan Melbourne. The rate is uniform ac Metropolitan Melbourne. The single public open provides an even bene equally, the principles. The method has previstrategies, including the Melbourne, Mooree Metropolitan Melbourne, Melbourne, Mooree Metropolitan Melbourne, Melbourne, Melbourne, Melbourne, Melbourne, Melbourne, Mooree Metropolitan Melbourne, Melbourne, Melbourne, Melbourne, Melbourne, Mooree Metropolitan Mel	
of Submission areas. However, even is occurring. The forecast population across the municipal open space. This will open space. This will the single public open provides an even bern equally, the principles The method has previ- strategies, including the Melbourne, Moonee 4 Melbourne, Moonee 4 Mel	
Image: set of the set	Response to inform Council's submi
is occurring. The forecast populatic across the municipalit open space . This will new land area for pub redeveloped, the Coundocations included in the rate is uniform ac Flat rate The municipal wide 'flat rate' is also contrary to most comparable municipalities within Metropolitan Melbourne. The rate is uniform ac Metropolitan Melbourne. The single public open provides an even bene equally, the principles. The method has previstrategies, including the Melbourne, Mooree Metropolitan Melbourne, Melbourne, Mooree Metropolitan Melbourne, Melbourne, Melbourne, Melbourne, Melbourne, Melbourne, Mooree Metropolitan Melbourne, Melbourne, Melbourne, Melbourne, Melbourne, Mooree Metropolitan Mel	
Image: seed Outdated data Outdated data Transitional provisions Image: seed Outdated data Underpinning the need for public open space and the proposed Clause 2.12 states that the open space and the prosed clause years which the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both the YOSS is based on population forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both the YOSS is based on population forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both the YOSS is based on population forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both the YOSS is based on population forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both the YOSS is based on population forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both the YOSS is based upon begins in 2016 (not 2020). The Strategy and the for a Public logen space and the proposed clause 2.12 states that the open space clause spatial Economic and Employment Strategy. Both the YOSS is based upon begins in 2016 (not 2020). The Strategy and the Formation and assurt timing may be extend the YOSS is based upon begins in 2016 (not 2020). It is unrealistic to not consider the impact of the COVID-19 Pandemic on where we work The Strategy.	n in the heritage areas there are newer building
The municipal wide 'flat rate' is also contrary to most comparable municipalities within Metropolitan Melbourne. The single public oper provides an even benc equally, the principles The method has previstrategies, including the Melbourne, Moonee V Need for provisions to offset the contributable amount where the particular circumstances justify it All applications for a p scheme. The Amenda changes are proposed where the particular carcumstances justify it Lack of transitional provisions Transitional provisions ission 54 Underpinning the need for public open space and the proposed contribution rate are population, housing and employment data for the City of Yarra. The YOSS is based on population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 (census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020). The Strategy and the for a public one space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020). The strategy and Yarra Spatial Economic and Employment Strategy and Yarra Spatial Economic and Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020). The strategy and Yarra Spatial Economic and Employment Strategy an	ion is planned to be accommodated in medium ity outside the heritage areas, including in areas I drive the need for an expanded open space ne blic open space. As most of the larger strategic uncil will not be able to rely on land contribution the Strategy.
Metropolitan Melbourne. provides an even benc equally, the principles The method has previs Strategies, including ti Melbourne, Moonee V Need for provisions to offset the contributable amount where the particular All applications for a p circumstances justify it scheme. The Amendn Lack of transitional provisions Transitional provisions Where the particular Transitional provisions usison 54 Underpinning the need for public open space and the proposed contribution rate are population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS is based on population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 (not 2020). The strategy and the FOS is based upon begins in 2016 (not 2020). It is unrealistic to not consider the impact of the COVID-19 Pandemic on where we work The strategy and the POS is based upon begins in 2016 (not 2020).	cross the municipality providing consistency, po
Image: seed of the second s	en space contribution rate is considered to meet nchmark, with clarity and simplicity about what es of need, nexus, accountability and equity havi
circumstances justify it scheme. The Amenda changes are proposed where the particular of where the particular of where the particular of where the particular of where the particular of will take over 12 mont considered on their on provision of the plann unnecessary. Recommended Positie ission 54 Outdated data Underpinning the need for public open space and the proposed contribution rate are population, housing and employment data for the City of Yarra. The YOSS is based on population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020). It is unrealistic to not consider the impact of the COVID-19 Pandemic on where we work The Amenda changes are proposed consider the impact of the COVID-19 Pandemic on where we work The strategy.	viously been used to calculate the contribution in the rate/s that are now included in the schedule Valley, Maribyrnong, Whitehorse and Yarra Pla
will take over 12 mont considered on their ov provision of the plann unnecessary.ission 54SedOutdated data Underpinning the need for public open space and the proposed contribution rate are population, housing and employment data for the City of Yarra. The YOSS is based on population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020).Will take over 12 mont considered on their ov provision of the plann unnecessary.It is unrealistic to not consider the impact of the COVID-19 Pandemic on where we workWill take over 12 mont considered on their ov provision of the plann unnecessary.	planning permit are considered on their own m lment only proposes to change the rate specifie ed to the provision of Clause 53.01, so the provis circumstances justify it are unchanged.
ission 54SedOutdated data Underpinning the need for public open space and the proposed contribution rate are population, housing and employment data for the City of Yarra. The YOSS is based on population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020).The Strategy and the F compilation and assurting timing may be extended Likewise, development One of the most observation are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020).The Strategy and the F compilation and assurting timing may be extended Likewise, development One of the most observation one of the most observation one of the section of the COVID-19 Pandemic on where we work	ns are not common in planning scheme amendr nths to run its course. In addition, on the basis own merits in light of the provisions of the plan ning scheme other than the quantum of the op
SedOutdated dataThe Strategy and the F compilation and assurting timing may be extended Likewise, development oppulation forecasts over the next 15 years. However, this is clearly incorrect. The YOSS and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020).The Strategy and the F compilation and assurting timing may be extended Likewise, development One of the most observation one of the most observation one of the most observation	tion: No change to Amendment.
Underpinning the need for public open space and the proposed contribution rate are population, housing and employment data for the City of Yarra. The YOSS is based on population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020). It is unrealistic to not consider the impact of the COVID-19 Pandemic on where we work	
and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020). It is unrealistic to not consider the impact of the COVID-19 Pandemic on where we work	Public Open Space Contributions report are bas umes that the dwelling and employment forecas ded due to COVID-19 and therefore development ent may occur at a faster rate over the forecast p
	ervable impacts of COVID-19 has been the signi
and population forecasts. Most professionals have and will continue to work from home to some extent, and international migration, including international students to Australia has been paused for nearly two years. It is important that the YOSS considers how these critical issues affect worker and resident population in the future for the City of Yarra.	
	2 outlines what is included as open space:

ngs and redundant sites where redevelopment

im to high density urban development located eas that have little or no access to existing public network that will require Council to purchase gic sites in the City of Yarra have already been cions to create the new open spaces in all

policy neutrality and perceived equity.

eet the equity principle because a uniform rate at the rate will be. All subdivisions are treated aving been established in the setting of the rate.

n rate for many municipal open space lules to Clause 53.01 in the Glen Eira, Planning Schemes.

merits in light of the provisions of the planning fied in the Schedule to Clause 53.01. No visions to offset the contributable amount

adments. It is likely that the Amendment process sis that all applications for a planning permit are anning scheme and no change is proposed to the open space levy rate, transitional provisions are

based on the data available made at the time of casts will be met. We also understand that the nent may occur beyond the initial timeframe. st period.

nificant use of open spaces, particularly in inner

Submission Number		
Interest	Summary of Submission	Response to inform Council's submit
Type of Submission		
	It is unclear how Council has arrived at the lesser figure of 13.5% for public open space and unlike the more accurate calculation of 24% of land zoned for public open space, it is unclear what land is included within the 13.5%. This 24% presumably includes the largest regional public open space area within the inner eastern corridor, Yarra Bend Park, which is managed by Parks Victoria.	Public open space in this Strategy includes areas which are managed delegates located in the City of Yarra. This includes Yarra Bend Park of Restricted open space is land that is only available for use on a member include Burnley Golf Course and Richmond Union Bowls Club. Other p complement the public open space network, however, other strategies for these.
	Funding for Small Parks Only	Diagram B identifies gap areas in the open space network. The gap a
	The Open Space Framework on page 6 of the YOSS identifies the different open spaces across the municipality. Diagram B indicates that most open space within the municipality is regional or city-wide open space. Therefore, the proposed contribution will only be going towards the upgrade or establishment of local and small neighbourhood parks.	easy walkable access to any open space. Additional open space is re and diversity of open space with priorities given to gap areas where opportunities to provide for new regional or city-wide open spaces a and upgrades of these open spaces are part of the Strategy.
	Inappropriate rate increase	The size of the increase is based on the demand for improvements to
	There is currently no municipality in Victoria that includes a Schedule to Clause 53.01 that requires a public open space contribution rate of 10.1% across the entire municipality. Some municipalities do require a 10% contribution or above, these rates are only applicable to site / precinct specific areas	identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to c municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse and
	Housing affordability A proposed blanket 10.1% contribution rate is unjustifiable as it overlooks significant site	Housing affordability is impacted by many things, for example the sig may impact affordability if demand is high and supply restricted.
	specific contextual factors, such as easements and other site constraints that may affect yield of development. Without a clearer delineation between land and public open space	The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space
	cash contributions, this flat rate contribution may also lead to equity issues.	The local community including residents and workers should have reincludes physical access, visual access and economic equity of access which creates the need for additional or improved open space should space
		Recommended Position: No change to Amendment
Submission 55		
Opposed	Outdated data Underpinning the need for public open space and the proposed contribution rate are population, housing and employment data for the City of Yarra. The YOSS is based on population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS	The Strategy and the Public Open Space Contributions report are bas compilation and assumes that the dwelling and employment forecas timing may be extended due to COVID-19 and therefore developmen Likewise, development may occur at a faster rate over the forecast p
	and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020).	One of the most observable impacts of COVID-19 has been the signif urban areas.

ed by State Government agencies or their k and the Collingwood Children's Farm. mbership or fee paying basis and examples r public land including schools and streets gies and plans provide direction and guidance

o areas are locations where the community lack required to address the gaps in the provision e urban densities are forecast to increase. The s are limited, however, ongoing improvements

to existing open space and new open space the Strategy included a review of funding ling the public open space contribution rate. e municipal wide public open space e rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many included in the schedules to Clause 53.01 in the nd Yarra Planning Schemes.

significant growth expected in the City of Yarra

e and consistent basis for the financial and land e and make open space improvements.

reasonable access to public open space. This ess. It is reasonable that new development, uld contribute the cost of providing that open

based on the data available made at the time of asts will be met. We also understand that the lent may occur beyond the initial timeframe. It period.

nificant use of open spaces, particularly in inner

Submission Number		
Interest	Summary of Submission	Response to inform Council's subm
Type of Submission	It is unrealistic to not consider the impact of the COVID-19 Pandemic on where we work	
	and population forecasts. Most professionals have and will continue to work from home to some extent, and international migration, including international students to Australia has been paused for nearly two years. It is important that the YOSS considers how these critical issues affect worker and resident population in the future for the City of Yarra.	
	Existing Open Space	The Strategy at page 2 outlines what is included as open space:
	It is unclear how Council has arrived at the lesser figure of 13.5% for public open space and unlike the more accurate calculation of 24% of land zoned for public open space, it is unclear what land is included within the 13.5%. This 24% presumably includes the largest regional public open space area within the inner eastern corridor, Yarra Bend Park, which is managed by Parks Victoria.	Public open space in this Strategy includes areas which are managed delegates located in the City of Yarra. This includes Yarra Bend Park Restricted open space is land that is only available for use on a men include Burnley Golf Course and Richmond Union Bowls Club. Other complement the public open space network, however, other strateg for these.
	Funding for Small Parks Only	Diagram B identifies gap areas in the open space network. The gap
	The Open Space Framework on page 6 of the YOSS identifies the different open spaces across the municipality. Diagram B indicates that most open space within the municipality is regional or city-wide open space. Therefore, the proposed contribution will only be going towards the upgrade or establishment of local and small neighbourhood parks.	easy walkable access to any open space. Additional open space is re and diversity of open space with priorities given to gap areas where opportunities to provide for new regional or city-wide open spaces and upgrades of these open spaces are part of the Strategy.
	Inappropriate rate increase	The size of the increase is based on the demand for improvements
	There is currently no municipality in Victoria that includes a Schedule to Clause 53.01 that requires a public open space contribution rate of 10.1% across the entire municipality. Some municipalities do require a 10% contribution or above, these rates are only applicable to site / precinct specific areas	identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includi This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detaile (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now i Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse ar
	Housing affordability	Housing affordability is impacted by many things, for example the s may impact affordability if demand is high and supply restricted.
	A proposed blanket 10.1% contribution rate is unjustifiable as it overlooks significant site specific contextual factors, such as easements and other site constraints that may affect yield of development. Without a clearer delineation between land and public open space	The City of Yarra Open Space Strategy aims to provide an equitable contributions of developers and government to provide open space
	cash contributions, this flat rate contribution may also lead to equity issues.	The local community including residents and workers should have r includes physical access, visual access and economic equity of acces which creates the need for additional or improved open space shou space
		Recommended Position: No change to Amendment
Submission 56		
Opposed	Justification of rate increase	The size of the increase is based on the demand for improvements identified in the Yarra Open Space Strategy 2020. Preparation of t mechanisms to support the implementation of the Strategy, include

ed by State Government agencies or their rk and the Collingwood Children's Farm. embership or fee paying basis and examples er public land including schools and streets egies and plans provide direction and guidance

p areas are locations where the community lack required to address the gaps in the provision re urban densities are forecast to increase. The es are limited, however, ongoing improvements

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space he rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many v included in the schedules to Clause 53.01 in the and Yarra Planning Schemes.

significant growth expected in the City of Yarra

le and consistent basis for the financial and land ce and make open space improvements.

e reasonable access to public open space. This ess. It is reasonable that new development, ould contribute the cost of providing that open

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate.

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submit
	The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development. The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to c municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse and
	Inclusion of non-residential usesThe Amendment seeks to impose the obligation on all subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts.There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for applying an equivalent rate to employment-related subdivisions.	Many of the areas in the City that are forecast to change are the form These areas are being redeveloped to mixed use precincts with a con- business use. Historically, the industrial areas did not have public op areas are being redeveloped with increased building heights and a cl professional workforce. The surveys undertaken for this Strategy for visit public open space during the day. With increased numbers of pu- industrial precincts there is a need to provide new areas of public op
	Bespoke arrangements for strategic redevelopment site The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	The Amendment does not propose any changes to the planning sche space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with
	Housing affordability The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for housing density and diversity remain unachieved.	Housing affordability is impacted by many things, for example the signay impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space. The local community including residents and workers should have reincludes physical access, visual access and economic equity of access which creates the need for additional or improved open space shoul space. Recommended Position: No change to Amendment
Submission 57		
Opposed	<u>Justification of rate increase</u> The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to c municipal open space strategies, including the rate/s that are now ir

e municipal wide public open space e rate to cover both residential and non-

ed in the Public Open Space Contributions calculate the contribution rate for many included in the schedules to Clause 53.01 in the nd Yarra Planning Schemes.

ormer industrial and manufacturing areas. ombination of residential, commercial and open space. With the proposed changes, these change to a predominantly office-based found that more than 80 per cent of workers people working and living in the former open space.

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reasonable access to public open space. This ess. It is reasonable that new development, uld contribute the cost of providing that open

to existing open space and new open space the Strategy included a review of funding ling the public open space contribution rate. e municipal wide public open space e rate to cover both residential and non-

The quantum of the open space levy has been calculated as detailed in the Public Open Space Contributions (December 2020) report. The method has previously been used to calculate the contribution rate for many municipal open space strategies, including the rate/s that are now included in the schedules to Clause 53.01 in the Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse and Yarra Planning Schemes.

Submission Number Interest	Summary of Submission	Response to inform Council's submi
Type of Submission		
	Inclusion of non-residential usesThe Amendment seeks to impose the obligation on all subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts.There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents 	Many of the areas in the City that are forecast to change are the form These areas are being redeveloped to mixed use precincts with a con- business use. Historically, the industrial areas did not have public op areas are being redeveloped with increased building heights and a c professional workforce. The surveys undertaken for this Strategy fo visit public open space during the day. With increased numbers of p industrial precincts there is a need to provide new areas of public op
	Bespoke arrangements for strategic redevelopment site The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	The Amendment does not propose any changes to the planning sche space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with
	<u>Housing affordability</u> The flow-on effect of introducing such an exorbitant rate is that development costs are increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for housing density and diversity remain unachieved.	Housing affordability is impacted by many things, for example the sigma impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space. The local community including residents and workers should have reincludes physical access, visual access and economic equity of access which creates the need for additional or improved open space should space. Recommended Position: No change to Amendment
Submission 58		Recommended Fosition. No change to Amendment
Opposed	Public open space under existing controlsSubmits that the public open space area as defined in DPO16 and designed through the Fitzroy Gasworks Development Plan is an acceptable outcome for this significant site and no additional monetary value in addition to this land contribution is required to be made.Requested that land bound by DPO16 Fitzroy Gasworks be exempt from the requirements of Amendment C286yara Public Open Space Contributions and wording	The Amendment does not propose any changes to the planning sche space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with as does the impact on existing permits or agreements.
	similar to Amendment C238yara be applied to this effect.	Recommended Position: No change to Amendment
Submission 59		1
Unknown	Allocation of plots at Collingwood Children's Farm has been left and not allocated to the Community! There are many vacant plots being left to grow weeds.	Noted Recommended Position: No change to Amendment
Submission 60		
Support	Developers and subdividers should be held to a higher account and should have to provide a higher contribution.	Noted Recommended Position: No change to Amendment
Submission 61		

ormer industrial and manufacturing areas. combination of residential, commercial and open space. With the proposed changes, these a change to a predominantly office-based found that more than 80 per cent of workers f people working and living in the former open space.

cheme other than an increase in the public open 22.12. Consequently, any ability to agree ithin special purpose zones remains unchanged.

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cheme other than an increase in the public open 22.12. Consequently, any ability to agree ithin special purpose zones remains unchanged

Submission Number		
Interest Type of Submission	Summary of Submission	Response to inform Council's submi
Support	More public open space is essential for a better quality of life.	Noted Recommended Position: No change to Amendment
Submission 52		
Opposed	<u>Justification of rate increase</u> The Amendment proposes an excessive rate, which is more than double the current rate of 4.5%, and as a municipal wide 'flat rate' is contrary to most comparable municipalities within Metropolitan Melbourne. The Amendment lacks sufficient justification for such a significant increase.	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the
		residential development. The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to c municipal open space strategies, including the rate/s that are now in Glen Eira, Melbourne, Moonee Valley, Maribyrnong, Whitehorse and
	Inclusion of non-residential uses	Many of the areas in the City that are forecast to change are the form
	The Amendment seeks to impose the obligation on <i>all</i> subdivisions, with no distinction between residential / commercial / industrial subdivisions, and no differentiation between suburbs or precincts.	These areas are being redeveloped to mixed use precincts with a co- business use. Historically, the industrial areas did not have public of areas are being redeveloped with increased building heights and a preference the survey undertaken for this Stretery for
	There is simply no evidence to suggest that the demand for open space generated by employment uses is equivalent to the demand from residential uses. The documents exhibited with the Amendment fail to provide sufficient analysis or justification for applying an equivalent rate to employment-related subdivisions.	professional workforce. The surveys undertaken for this Strategy for visit public open space during the day. With increased numbers of p industrial precincts there is a need to provide new areas of public op
	Bespoke arrangements for strategic redevelopment site The Amendment also fails to provide bespoke arrangements for strategic redevelopment sites or land within special purpose zones. Applying a 'one size fits all' rate is a fundamentally flawed approach, and one which should not be further considered.	The Amendment does not propose any changes to the planning sche space contribution rate and a revised Open Space Policy at Clause 22 specific arrangements for strategic redevelopment sites or land with
	Housing affordability The flow-on effect of introducing such an exorbitant rate is that development costs are	Housing affordability is impacted by many things, for example the sig may impact affordability if demand is high and supply restricted.
	increased, which in turn undermines affordability for end users. Alternatively, it means that land which might otherwise have been developed sits dormant, and aspirations for housing density and diversity remain unachieved.	The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space
		The local community including residents and workers should have re- includes physical access, visual access and economic equity of access which creates the need for additional or improved open space shoul space
		Recommended Position: No change to Amendment
Submission 63		
Opposed	Population riseWould like to understand the currency of the 41% population increase between 2016 and 2031 in the context of both the COVID-19 Pandemic and the projections of the transport modelling to 2036 on Melbourne's population growth in the context of increasing the	The Strategy and the Public Open Space Contributions report are bas compilation and assumes that the dwelling and employment forecas timing may be extended due to COVID-19 and therefore developmen Likewise, development may occur at a faster rate over the forecast p

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space ne rate to cover both residential and non-

ed in the Public Open Space Contributions calculate the contribution rate for many included in the schedules to Clause 53.01 in the nd Yarra Planning Schemes.

ormer industrial and manufacturing areas. combination of residential, commercial and open space. With the proposed changes, these orchange to a predominantly office-based found that more than 80 per cent of workers of people working and living in the former open space.

heme other than an increase in the public open 22.12. Consequently, any ability to agree thin special purpose zones remains unchanged.

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based on the data available made at the time of casts will be met. We also understand that the nent may occur beyond the initial timeframe. t period.

Submission Number		
Interest	Summary of Submission	Response to inform Council's subm
Type of Submission		
	existing public open space contribution rate. Submitter would like to understand the currency of the 41% population increase between 2016 and 2031 in the context of both the COVID-19 Pandemic and the projections of the transport modelling to 2036 on Melbourne's population growth in the context of increasing the existing public open space contribution rate.	One of the most observable impacts of COVID-19 has been the sign urban areas.
	Need and Nexus Principles	The rate is uniform across the municipality providing consistency, p
	The setting of public open space rates through Clause 53.01 of the planning scheme should be cognisant of section 18 of the Subdivision Act 1988. Specifically, the submitter considers that given Council has proposed this Amendment, at a minimum it should be	The single public open space contribution rate is considered to mee provides an even benchmark, with clarity and simplicity about what equally, the principles of need, nexus, accountability and equity have
	justified or tested against the `need' and `nexus' principles for public open space contribution	The method has previously been used to calculate the contribution strategies, including the rate/s that are now included in the schedul Melbourne, Moonee Valley, Maribyrnong, Whitehorse and Yarra Pla
	Housing affordability Indicative case studies sourced by NHFIC show that developer contributions can	Housing affordability is impacted by many things, for example the s may impact affordability if demand is high and supply restricted.
	ultimately amount to between \$37,000 and \$77,000 per dwelling in Victoria, which is a substantial cost levied on a new home. Increasing the open space provision from 4.5% to	The City of Yarra Open Space Strategy aims to provide an equitable contributions of developers and government to provide open space
	10.1% in the City of Yarra would contribute to the cumulative impact of this ultimate charge and would be eroding housing affordability in the City of Yarra.	The local community including residents and workers should have r includes physical access, visual access and economic equity of access which creates the need for additional or improved open space should space
		Recommended Position: No change to Amendment
	Undermining urban consolidation The proposed Amendment raises implications for achieving urban consolidation and reducing the housing affordability problem in inner Melbourne. Is concerned that excessive open space contribution rates will increase land development costs and be a cost disadvantage for the more intensive redevelopment of existing urban areas. This is inconsistent with State and Local Planning Policy for urban consolidation and the provision of housing that is affordable.	A key reason that the new Yarra public open space contribution rate cent is that there is a substantial level of residential and employmen Yarra. For the period between 2016 and 2031, which is the time period for forecast population will increase by over77,000 people, which represent residents and a 47 per cent increase in the number of workers. The and zones, with land that is available for more intensive redevelopm areas. However, even in the heritage areas there are newer buildin is occurring.
		The forecast population is planned to be accommodated in medium across the municipality outside the heritage areas, including in area open space. This will drive the need for an expanded open space n new land area for public open space. As most of the larger strategic redeveloped, the Council will not be able to rely on land contribution locations included in the Strategy.
		Recommended Position: No change to Amendment
Submission 64		
	<u>Flat rate</u>	The rate is uniform across the municipality providing consistency, p

nificant use of open spaces, particularly in inner

policy neutrality and perceived equity.

eet the equity principle because a uniform rate at the rate will be. All subdivisions are treated aving been established in the setting of the rate.

n rate for many municipal open space lules to Clause 53.01 in the Glen Eira, Planning Schemes.

significant growth expected in the City of Yarra

le and consistent basis for the financial and land ce and make open space improvements.

e reasonable access to public open space. This ess. It is reasonable that new development, ould contribute the cost of providing that open

ate is proposed to increase from 4.5 to 10.1 per ent population growth forecast in the City of

for the data used in preparing the Strategy, the presents a 41 per cent increase in the number of he City of Yarra contains a mosaic of land uses pment in all locations except for the heritage ings and redundant sites where redevelopment

im to high density urban development located eas that have little or no access to existing public network that will require Council to purchase gic sites in the City of Yarra have already been cions to create the new open spaces in all

policy neutrality and perceived equity.

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submi
	The Amendment introduces as municipal wide 'flat rate,' it is contrary to most comparable municipalities within Metropolitan Melbourne	The single public open space contribution rate is considered to meet provides an even benchmark, with clarity and simplicity about what equally, the principles of need, nexus, accountability and equity hav The method has previously been used to calculate the contribution strategies, including the rate/s that are now included in the schedule
	Rate Increase The Amendment proposes an increase that is more than double the current rate of 4.5%. The size of the proposed increase is excessive and there is a lack of sufficient strategic justification for such a significant increase.	Melbourne, Moonee Valley, Maribyrnong, Whitehorse and Yarra Pla The size of the increase is based on the demand for improvements t identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includir This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development. The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to of municipal open space strategies, including the rate/s that are now in
	Contributable amount The Amendment fails to identify any circumstances that may require special considerations and there is a need for provisions to offset the contributable amount where the particular circumstances justify it	All applications for a planning permit are considered on their own m scheme. The Amendment only proposes to change the rate specifie changes are proposed to the provision of Clause 53.01, so the provis where the particular circumstances justify it are unchanged.
	<u>Transitional provisions</u> The Amendment, if approved, would result in a significant increase in development costs, which in turn undermines the feasibility of current projects. As such, the Amendment should include transitional provisions for any applications lodged with the Council prior to any Amendment being gazetted.	Transitional provisions are not common in planning scheme amendr will take over 12 months to run its course. In addition, on the basis considered on their own merits in light of the provisions of the plann provision of the planning scheme other than the quantum of the op unnecessary.
		Recommended Position: No change to Amendment
Submission 65	1	
	Clause 53.01 Clause 53.01 should recognise that not every subdivision is for development purposes and the Clause should provide an opportunity for flexibility for either applicants or councils. Without a degree of flexibility, unforeseen implications, such as a relatively simple boundary re-alignment between neighbours* requiring payment of a levy or stifling of innovation in design when a requirement cannot be varied in individual or exceptional circumstances even if all parties were to agree.	All applications for a planning permit are considered on their own m scheme. The Amendment only proposes to change the rate specifie changes are proposed to the provision of Clause 53.01, so the flexib particular circumstances justify it are unchanged.
	The proposed Schedule to Clause 53.01 removes any ability for Council to assess an application on its merits and take into consideration how a particular development may have addressed the objectives of the open space Strategy. It includes no consideration of the current and proposed land use and existing title configuration or how that may impact on the need generated for open space. We are particularly concerned that there will be no provision for consideration of existing land parcels, where for instance a resubdivision of four existing lots into an equal or lesser number of lots may occur but	Recommended Position: No change to Amendment

eet the equity principle because a uniform rate at the rate will be. All subdivisions are treated aving been established in the setting of the rate.

n rate for many municipal open space lules to Clause 53.01 in the Glen Eira, Planning Schemes.

s to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. ne municipal wide public open space he rate to cover both residential and non-

ed in the Public Open Space Contributions o calculate the contribution rate for many v included in the schedules to Clause

merits in light of the provisions of the planning fied in the Schedule to Clause 53.01. No visions to offset the contributable amount

idments. It is likely that the Amendment process is that all applications for a planning permit are anning scheme and no change is proposed to the open space levy rate, transitional provisions are

merits in light of the provisions of the planning fied in the Schedule to Clause 53.01. No sibility to review requirements where the

Submission Number		
Interest	Summary of Submission	Response to inform Council's subm
Type of Submission		
	would be subject to a mandatory open space contribution, when the re-subdivision may not create any need for additional open space.	
Submission 66		
	Rate increase Opposes the very large increase proposed, more than double the current rate. The high cost of housing is a major problem in Yarra and this proposal puts an unfair burden on people wanting to live here.	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development.
		The quantum of the open space levy has been calculated as detailed (December 2020) report. The method has previously been used to municipal open space strategies, including the rate/s that are now in
		Recommended Position: No change to Amendment
Submission 67		
Opposed	Outdated data Underpinning the need for public open space and the proposed contribution rate are population, housing and employment data for the City of Yarra. The YOSS is based on population forecasts over the next 15 years. However, this is clearly incorrect. The YOSS and proposed Clause 22.12 states that the open space needs assessment and directions are based on forecasts within the Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy. Both of these documents use data from the 2016 census, and subsequently the 15 years which the YOSS is based upon begins in 2016 (not 2020). It is unrealistic to not consider the impact of the COVID-19 Pandemic on where we work and population forecasts. Most professionals have and will continue to work from home to some extent, and international migration, including international students to Australia has been paused for nearly two years. It is important that the YOSS considers how these critical issues affect worker and resident population in the future for the City of Yarra.	The Strategy and the Public Open Space Contributions report are ba compilation and assumes that the dwelling and employment foreca timing may be extended due to COVID-19 and therefore developme Likewise, development may occur at a faster rate over the forecast One of the most observable impacts of COVID-19h has been the sign inner urban areas.
	Existing Open Space	The Strategy at page 2 outlines what is included as open space:
	It is unclear how Council has arrived at the lesser figure of 13.5% for public open space and unlike the more accurate calculation of 24% of land zoned for public open space, it is unclear what land is included within the 13.5%. This 24% presumably includes the largest regional public open space area within the inner eastern corridor, Yarra Bend Park, which is managed by Parks Victoria.	Public open space in this Strategy includes areas which are managed delegates located in the City of Yarra. This includes Yarra Bend Park Restricted open space is land that is only available for use on a mem include Burnley Golf Course and Richmond Union Bowls Club. Other complement the public open space network, however, other strategy for these.
	Funding for Small Parks Only	Diagram B identifies gap areas in the open space network. The gap
	The Open Space Framework on page 6 of the YOSS identifies the different open spaces across the municipality. Diagram B indicates that most open space within the municipality is regional or city-wide open space. Therefore, the proposed contribution will only be going towards the upgrade or establishment of local and small neighbourhood parks.	easy walkable access to any open space. Additional open space is re and diversity of open space with priorities given to gap areas where opportunities to provide for new regional or city-wide open spaces and upgrades of these open spaces are part of the Strategy.

to existing open space and new open space the Strategy included a review of funding ding the public open space contribution rate. he municipal wide public open space he rate to cover both residential and non-

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based on the data available made at the time of casts will be met. We also understand that the ment may occur beyond the initial timeframe. st period.

ignificant use of open spaces, particularly in

yed by State Government agencies or their rk and the Collingwood Children's Farm. embership or fee paying basis and examples er public land including schools and streets egies and plans provide direction and guidance

ap areas are locations where the community lack required to address the gaps in the provision are urban densities are forecast to increase. The es are limited, however, ongoing improvements

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submis
	Inappropriate rate increase There is currently no municipality in Victoria that includes a Schedule to Clause 53.01 that requires a public open space contribution rate of 10.1% across the entire municipality. Some municipalities do require a 10% contribution or above, these rates are only applicable to site / precinct specific areas	The size of the increase is based on the demand for improvements to identified in the Yarra Open Space Strategy 2020. Preparation of the mechanisms to support the implementation of the Strategy, includin This resulted in a recommendation that Council should increase the contribution rate from 4.5 per cent to 10.1 per cent and expand the residential development. The quantum of the open space levy has been calculated as detailed
	Housing affordability A proposed blanket 10.1% contribution rate is unjustifiable as it overlooks significant site specific contextual factors, such as easements and other site constraints that may affect yield of development. Without a clearer delineation between land and public open space cash contributions, this flat rate contribution may also lead to equity issues.	 (December 2020) report. The method has previously been used to camunicipal open space strategies, including the rate/s that are now in Housing affordability is impacted by many things, for example the signay impact affordability if demand is high and supply restricted. The City of Yarra Open Space Strategy aims to provide an equitable a contributions of developers and government to provide open space at the local community including residents and workers should have residents.
		includes physical access, visual access and economic equity of access which creates the need for additional or improved open space should space Recommended Position: No change to Amendment

to existing open space and new open space the Strategy included a review of funding ling the public open space contribution rate. e municipal wide public open space le rate to cover both residential and non-

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