31/07/2018
VC148

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

1.0
28/07/2022
C247wsea

Subdivision and public open space contribution

Type or location of subdivision	Amount of contribution for public open space
All land included within the South Morang Local Structure Plan	For land where an open space contribution has not previously been made in accordance with the Subdivision Act 1988, open space must be provided at a rate of 8% of the land being subdivided, with a maximum of 3% being land encumbered by easements or other restrictions. The responsible authority may consent to less than 5% of unencumbered land provided any deficiency in unencumbered land is compensated by double the amount of encumbered land. If instances where less than 8% of land is required, the responsible authority may require a cash contribution equivalent to the value of the land which is the subject of the reduced requirement multiplied by factor of 1.5 to enable equivalent land to be purchased elsewhere.
All land included in the Mernda Strategy Plan	
▪ Precinct 2A	8.1% as percentage of Gross Developable Area to be provided generally in accordance with the Mernda Strategy Plan.
▪ Precinct 2B	9.3% as percentage of Gross Developable Area to be provided generally in accordance with the Mernda Strategy Plan.
▪ Precinct 3	10.7% as percentage of Gross Developable Area to be provided generally in accordance with the Mernda Strategy Plan.
▪ Precinct 4	11.3% as percentage of Gross Developable Area to be provided generally in accordance with the Mernda Strategy Plan.
▪ Precinct 5	10.7% as percentage of Gross Developable Area to be provided generally in accordance with the Mernda Strategy Plan.
All land included within the Epping North East Local Structure Plan area	
▪ Passive Open Space – Precincts 1 & 2	A land contribution must be provided in accordance with Section 4 and Table 3 of the *Epping North East Local Structure Plan Development Contributions Plan* (incorporated document). Where no land or less than 5% of the Gross Developable Area (as explained in the *Epping North East Local Structure Plan Development Contributions Plan* (incorporated document) is nominated for passive open space, a 5% cash contribution is to be made or a payment in respect of the balance so as to bring the total contribution (land and cash) up to 5%.
▪ Conservation Open Space – Precincts 1 & 2	To be provided in accordance with Section 4 and Table 3 of the *Epping North East Local Structure Plan Development Contribution Plan* (incorporated document).

Type or location of subdivision	Amount of contribution for public open space
▪ Active Open Space – Precincts 1 & 2	To be provided in accordance with Section 4 and Table 3 of the *Epping North East Local Structure Plan Development Contribution Plan* (incorporated document).
Land shown as Urban Growth Zone 1 on planning scheme maps (Lockerbie Precinct Structure Plan, May 2012)	2.03% Land and/or cash contribution requirements must be in accordance with R21 of Section 3.2 in the Lockerbie Precinct Structure Plan, May 2012.
Land shown as Urban Growth Zone 2 on the planning scheme maps (Lockerbie North Precinct Structure Plan, March 2012)	3.24% Land and/or cash contribution requirements must be in accordance with R17 of Section 3.2 in the Lockerbie North Precinct Structure Plan, March 2012.
Land shown as Urban Growth Zone 4 on the planning scheme maps (English Street Precinct Structure Plan, November 2015)	3.98% for residential land 1.83% for commercial land Land and/or cash contribution requirements must be in accordance with R24 & R25 of Section 3.3.1 in the English Street Precinct Structure Plan, November 2015.
Land shown as UGZ3 on planning scheme maps (Quarry Hills Precinct Structure Plan, June 2016)	3.5% Land and/or cash contribution requirements must be in accordance with Section 3.5.1 in the Quarry Hills Precinct Structure Plan, June 2016.
Land shown as UGZ5 on planning scheme maps (Wollert Precinct Structure Plan, June 2017 (Amended February 2022))	4.47% Residential 4.44% Employment Land and/or cash contribution requirements must be in accordance with R82 (Residential) and R83 (Employment) of Section 3.5.2 and Section 3.5.3 in the Wollert Precinct Structure Plan, June 2017 (Amended February 2022).