



**M**ANSFIELD

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Draft Open Space Contributions Plan

May 2021

**REALM** studios

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**Prepared by:** **REALM** studios

## *Preliminary report* Whole of Shire



## *Open Space Principles* Whole of Shire



## *Open Space Strategy* Mansfield Township only



## *Implementation and Contributions Plan* Mansfield Township only





# 01 Introduction

The Open Space Contributions Plan has been prepared as a component of the Open Space Strategy. The Framework relies on a combination of the Mansfield Shire Council, Victorian government and development industry to deliver the Strategy outcomes and anticipates the type of contribution each will make to achieve this goal.

The Contributions Plan contemplates that there will be different ways in which the Strategy is funded:

- Open space for existing communities to be funded by the Victorian government, Mansfield Shire Council and developers.
- Open space contributions by developers to provide for the demand created by forecast development. This includes land contributions from developers to create new open space, and cash contributions for land purchase, open space establishment and upgrades.
- Allocations by Mansfield Shire Council including annual budget expenditure for open space upgrades.

This paper also provides an overview of open space contributions that are currently charged to developers under the Subdivision Act 1988 and includes the rates to be included in the Planning Scheme.

This builds on the Open Space Strategy and provides an overview of how land for new open space and capital works in open space can be delivered within an Open Space Contributions Plan, so that Mansfield Shire Council can achieve the successful implementation of the Strategy.

## 1.1 OPEN SPACE STRATEGY

The Open Space Strategy will provide the overarching framework and strategic direction for open space planning in Mansfield's Township up to the year 2040.

The Strategy addresses the publicly owned land that is set aside primarily for recreation, nature conservation, passive outdoor enjoyment and public gatherings. This includes public parks, gardens, reserves and waterways.

The Strategy provides recommendations for maintaining Mansfield's liveability by adding to the open space in the Townships and improving existing open space. The key challenges addressed in the Strategy include significant development growth, open space quality and maintenance, protecting and enhancing environmental values, climate change and increasing urban temperatures.

The Strategy provides the strategic basis for determining a schedule of open space contribution rates for inclusion in the Planning Scheme. Open space contributions are a necessary component of the Open Space Contributions Plan, to ensure there is sufficient quantity, quality and distribution of open space to serve the future community of Mansfield.

## 1.2 WHAT IS A CONTRIBUTIONS PLAN?

As development in Mansfield progresses, each developer will be required to contribute to open space to service the development site to specifications approved by Mansfield Shire Council. For these developments to fit properly as an extension of the community, certain off-site or shared open space works will also need to be constructed.

These open space projects include a series of existing open spaces or proposed open space that will be shared by a number of developments.

The purpose of this Contributions Plan is to ensure that the cost of providing new open space is understood between developers and the wider community on a fair and reasonable basis.

This Contributions Plan will identify the open space contributions that applies to a developable parcel of land and on the development of the parcel of land, including;

1. any land in that parcel of land specified in the approved Contributions Plan to be set aside as public open space must be provided as part of the land component of an contribution imposed under the approved contributions plan; or
2. a land equalisation amount (within the meaning of section 46GF of the Planning and Environment Act 1987) will be imposed under the approved contributions plan to pay for any land to be set aside for public open space under the plan.

## 1.3 OPEN SPACE CONTRIBUTIONS

Mansfield Shire Council currently collects open space contributions under the Subdivision Act 1988. The contribution is collected at the time of subdivision as a percentage rate on the value of undeveloped land. A development applicant who proposes to create any additional separately disposable parcel of land by a plan of subdivision is required to:

- set aside on the plan, for public open space, in a location satisfactory to the Council, a percentage of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or
- pay or agree to pay to the Council a percentage of the site value of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent, or
- do a combination of (a) and (b) so that the total of the percentages required under (a) and (b) does not exceed 5 per cent of the site value of all the land in the subdivision.

The contribution is assessed by Council at up to 5 per cent unless there is a higher rate included in the planning scheme. As Council does not have a rate in the planning scheme, each contribution must be justified on an individual basis.





The Council will use clause 53.01 of the Planning Scheme to specify the rate that will apply when an open space contribution is required. In addition to the schedule to clause 53.01, Council is proposing to include a new local policy in the Planning Scheme (Public Open Space Contributions) which will make reference to the Mansfield Township Open Space Strategy and identify areas where land contributions may be sought over a cash contribution for open space.

The contribution can be taken as land area or the equivalent value in cash, at the discretion of the Council. The Open Space Strategy indicates where land contributions will be needed and sets out the criteria the land should meet. Land is only needed in specific locations and therefore most developers will pay a cash contribution instead towards land purchase and/or capital works upgrades.

The Contributions Plan will assist to implement recommendations and outline resource expenditure and will reinforce the Open Space contributions set by the Subdivision Act 1988 to help enforce the 5 per cent and avoid adhoc contributions.

#### 1.4 PURPOSE AND PRINCIPLES

The Subdivision Act 1988 provides Council the ability to make an open space contribution on the following basis:

(1A) The Council may only make a public open space requirement if it considers that, as a result of the subdivision, there will be a need for more open space, having regard to—

- (a) the existing and proposed use or development of the land;
- (b) any likelihood that existing open space will be more intensively used after than before the subdivision;
- (c) any existing or likely population density in the area of the subdivision and the effect of the subdivision on this;
- (d) whether there are existing places of public resort or recreation in the neighbourhood of the subdivision, and the adequacy of these;
- (e) how much of the land in the subdivision is likely to be used for places of resort and recreation for lot owners;
- (f) any policies of the Council concerning the provision of places of public resort and recreation.

The purpose of the contribution is to provide for the open space needs of those who will occupy the development from which the contribution is collected. A key principle is that any funds collected must be spent on open space land acquisition and capital works (open space establishment/ refurbishment) within the Township, for open space that is accessible and designed for the needs of the Township community.

The open space contribution rate is based on the principles of equity and cost apportionment. A proportion of each open space project intended primarily for the community is to be paid from contributions. The remaining proportion is to be paid by other Mansfield Shire Council income. This is because all projects will be used to some degree by existing the existing community. The funding mix between contributions and other sources of income will vary taking into account:

- The open space need that is being met by the project.
- The location and timeliness of the project in relation to development.
- The level of use by the forecast additional population compared to the existing population.

### 1.5 WHAT PROJECTS ARE INCLUDED

The contribution rate includes the following classes of open space projects as included in the Open Space Strategy:

- Acquisition of land for additional District and Local open space.
- Unstructured recreation and informal facilities designed for the community that will be constructed within existing Regional open space and new and existing District and Local open space.

The contribution rate does not include projects that are beyond the scope of the Strategy:

- Establishment of Regional open space facilities including major event venues or similar.
- Structured sports grounds, courts and club-based facilities.
- Indoor sport, recreation and leisure venues.
- Community facilities.
- Street tree planting and streetscape works.
- Drainage infrastructure



## 02 Development Area

### 2.1 IDENTIFYING DEVELOPMENT AREAS

All development within the contributions area will be required to pay the contribution amount. The contributions area are identified in Figure 1 (over page) and are made up of the following land use areas:

- Commercial 1 Zone
- Commercial 2 Zone
- Industrial 1 Zone
- General Residential Zone
- Low Density Residential Zone
- Mixed Use Zone

Land within these zones are then synthesised through a set of filters within Geographical Information Systems (GIS) to remove sites which are not likely to be developed by 2040. The rules for the application of the filters are as follows:

#### **Public Park and Recreation Zone and Public Use Zones Filter**

The properties within the Township that are zoned for parks and public use are unlikely to be available for development activity. This filter uses zoning data to exclude all properties that are zoned as parks and public use.

#### **Heritage Registered Filter**

Properties listed on the heritage register were filtered out. These properties will be relatively difficult to develop. While some of these properties may be renovated it is believed that the potential for development on these sites is limited.

#### **Site Size Filter**

There are many small sites that will not provide as much potential for additional development. For example there are numerous small freehold properties in the Township that are being used for residential purposes.

While these sites may be renovated they are unlikely to produce additional capacity. In the long run these properties may be consolidated and developed to produce more capacity. However it is believed that the opportunity for consolidation and development is fairly low in the medium term. The model uses a site size filter to remove properties that have very little potential for redevelopment, such as;

- Any property within GRZ and less than 300 square metres of land is coded as not being developable.
- Any property with LDRZ and less the 0.4 hectares of land is coded as not being developable, unless the zoning changes.

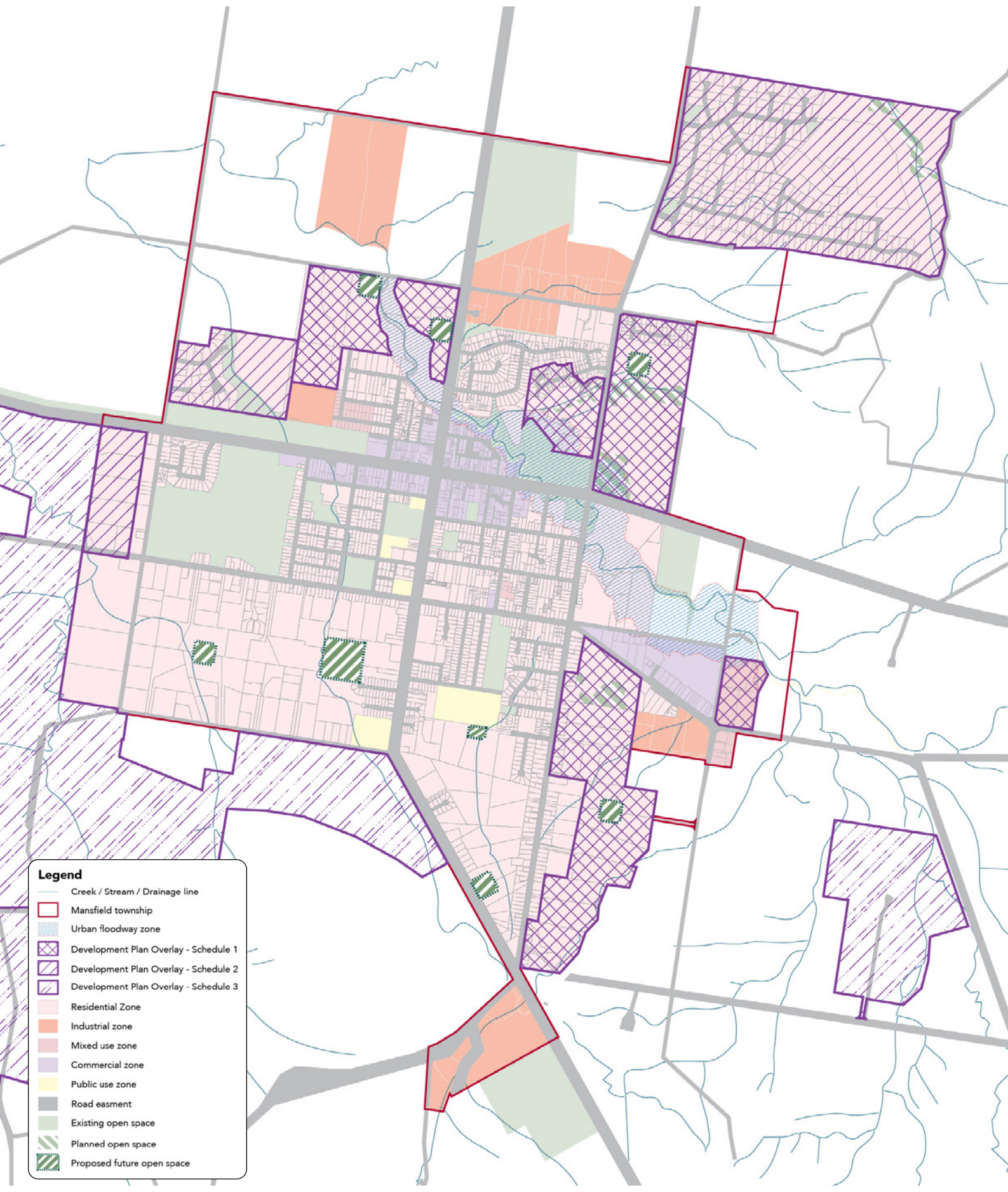


Figure 1: Map demonstrating development areas



## 2.2 DEVELOPABLE AREAS

The properties that do not trigger any of the filters are then defined as potentially developable within the 2021-2040 timeframe and are summarised in the table below:

<b>Development Type</b>	<b>Area (ha)</b>	<b>Plots</b>
Residential	526.29	1371
Mixed Use	11.43	12
Commercial	47.38	370
Industrial	155.57	60

## 2.3 DEVELOPMENT TIMEFRAMES

The previously identified development areas with a Development Plan Overlay (DPO) have been identified for development within the short term (2021-2026). These areas provide an indication of the likely short term development potential and open space demand.

The development areas positioned outside of a DPO are defined as potentially developable within the longer term (2027-2040).

The plan opposite indicates the short term priorities within the DPO areas.



# 03 Establishing Rates

## 3.1 LAND VALUE

To establish open space contribution requirements it is first important to understand land value that will be used to define the value of land for open space. The land value for each land use zone is based on the median land value per hectare for the developable areas as outlined in the table below.

Development Type	Total Value	Median Value
Residential	\$264,077,000	\$783,360
Mixed Use	\$5,463,000	\$478,120
Commercial	\$79,336,000	\$1,674,391
Industrial	\$17,483,000	\$112,382

Source: Mansfield Shire Rates and Valuations Database (20/04/2021)

## 3.2 OPEN SPACE VALUE

In order to calculate the contribution rate, it is necessary to assign a dollar value to all projects, whether as land or as cash. The total dollar values used in the apportionment have been developed as follows:

- Capital works costs are based on an average park establishment or upgrade cost for each of the different types of open spaces (current rates). These average costs have been developed with Mansfield Shire Council and include an allowance for typical site remediation and planning provisions.
- Land values are based on the average land sizes for each type of open space needed (eg. District, Local). This uses undeveloped land values supplied by the Mansfield Shire Council. All new open space recommendations contained in the Strategy are included in the contribution rate.

The overall apportionment of dollar value between existing open space and proposed open space is shown in the following table:

	Existing Open Space	%	Proposed Open Space	%	Total \$ Value of the Strategy
<b>Funding for capital works</b>					
Total over 19 years	\$3,737,939	50%	\$0	0%	\$16,214,600
Average per year over 19 years	\$196,734		\$0		\$13,057,200
<b>Value of land for open space</b>					
Total over 19 years	\$1,891,761	25%	\$13,357,729	100%	\$10,249,729
Average per year over 19 years	\$99,566		\$703,038		\$755,277
<b>Government Grants (Crown Land Only)</b>					
Total over 19 years	\$1,869,300	25%	\$0	0%	\$10,249,729
Average per year over 19 years	\$98,384		\$0		\$755,277

Note: These figures exclude the value of land for state facilities, and structured sporting grounds, courts and club-based facilities.



### 3.3 OPEN SPACE CONTRIBUTION RATES

Separate contribution rates are specified for two classes of development of land in the Township:

Development Type	Contribution Rate
Residential	<p><b>Land Contribution</b>            A sliding scale of the percentage of the net developable area of which all land must be unencumbered.</p> <p>5% for 2-4 lots            6% for 5-9 lots            7.5% for 10 or more lots</p> <p><b>Cash Contribution</b>            A sliding scale of the site value of the net developable area, as above.</p> <p><b>Combination: Cash and Land Contribution</b>            A combination of cash and land contribution can be negotiated in line with the sliding scale. In such instances, the land provided must be unencumbered.</p>
Mixed Use	5% of the net developable area in cash or land contribution. Land provided must be unencumbered.
Commercial	
Industrial	

A 5% rate is applied to areas of employment (mixed use, commercial and industrial) as workers should have a right to congregate for meals or social interaction without the necessity of remaining on their employer's land.

The Precinct Structure Planning Guidelines prepared by the Growth Areas Authority recommend that: major employment areas should have approximately 2% net developable land as open space, with a passive recreation function. The remaining 3% contribution will be used to improve these spaces.

The calculation of open space contribution requirements is founded on five key principles described below.

1. Mansfield Shire Council is considered a single planning unit for open space planning purposes. Clause 53.01 allows for open space contributions collected to be spent anywhere within the municipality, not necessarily in the vicinity of the site from which collection was effected. This means that proponents in those locations which are already well endowed with open space will have an equal obligation to meet aggregate open space requirement as proponents in areas which are, or will be, poorly endowed.
2. An inclusionary requirements approach means that all development should provide sufficient open space services to meet its need as indicated by planning standards. This can be through land or cash in kind contributions, and it is at Council's discretion how these are collected.
3. All existing and future residents of the Mansfield Township are entitled to have access to a reasonable standard of open space.
4. Open space services are a combination of the quality of open space and the quantity of open space with encumbered open space not being accepted.
5. Land Value to be calculated at Statement of Compliance for Open Space cash contribution.

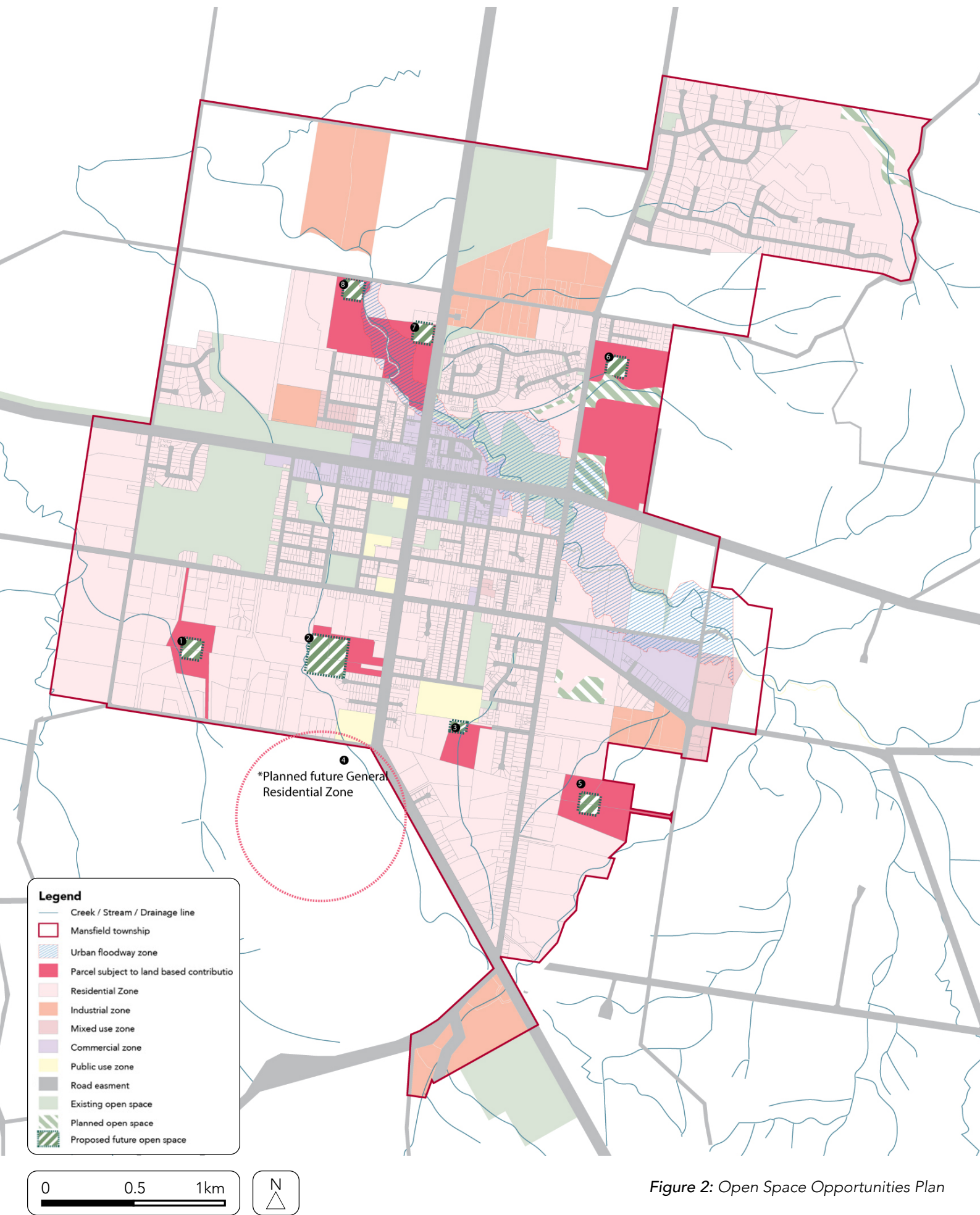


Figure 2: Open Space Opportunities Plan





# 04 Delivering the Strategy

## 4.1 ACQUIRING LAND AND ESTABLISHING NEW OPEN SPACE

District and Local open space will support unstructured (non club-based) recreation use, urban heat mitigation and informal use including social interaction. District open space is of a size that allows a range of activities to occur at the one location, with Local open space providing smaller more intimate spaces positioned locally.

The Strategy identifies opportunities for new District and Local open space on private land illustrated in Figure 2.

### **Council Responsibilities**

- Request developers to contribute land at specified locations where the land contribution can meet the criteria included in the Open Space Strategy. This may be for an entire open space or part of an open space.
- Upgrade of Council owned land to open space.
- Purchase of land by negotiation utilising cash contributions collected via open space contributions.

### **Developer Responsibilities**

- Contribution of land as requested by Mansfield Shire Council where it meets the criteria included in the Open Space Strategy.
- Cash contribution towards purchase of land area for purchase by Mansfield Shire Council, or upgrade of Council owned land to open space.

## 4.2 ASSESSMENT OF CONTRIBUTIONS

Mansfield Shire Council expects to include a schedule of rates in the Melbourne Planning Scheme, in the schedule to Clause 53.01. Until a planning scheme amendment is gazetted, Mansfield Shire Council will continue to assess and charge a public open space contribution via the Subdivision Act 1988. The Council will use the Open Space Strategy to determine the need for a contribution. The level of cash and/or land contribution will be calculated based on the total land value at Statement of Compliance.

When a land contribution is sought, it will be important for Mansfield Shire Council and the project developer to discuss the contribution early in the planning process, before a development and subdivision proposal is prepared and submitted. This will ensure that applications reflect the needs for open space identified in the Open Space Strategy and the minimum criteria for land contributions, as well as the exact location of the open space on the development site that is being requested. The need for early liaison around land contributions will be flagged in the planning scheme amendment.

### 4.3 LAND CONTRIBUTIONS CRITERIA

Lands contributions should be provided in line with the Open Space Strategy, with the addition of the following criteria;

Criteria	Description
Accessibility	Physical access into the site including the inherent topography, at ground level and capable of supporting large mature canopy trees (not an elevated part of a building) and the ability to make the site safe and accessible to people with limited mobility or with a disability.
Adjoining land use	The influence of adjoining land use on the recreational, ecological, social and cultural value of the open space. This includes consideration of existing and future planned land use and associated urban densities, noise and built form.
Amenity	Delivery of open space amenity including, but not limited to; <ul style="list-style-type: none"> <li>• passive open space</li> <li>• playgrounds</li> <li>• car parking and internal roads</li> <li>• pedestrian and bicycle paths</li> <li>• seating</li> <li>• landscaping including earthworks and shaping, grassing, tree planting, garden beds, paving, retaining walls, planters and water sensitive design features</li> <li>• works to protect and integrate existing retained landscape and cultural features</li> <li>• installation of picnic facilities and park furniture including BBQs, shelters, tables, fencing, bollards, rubbish bins, bike racks, tree guards and lighting</li> <li>• water tapping of open space</li> </ul>
Climate resilience	<p>Ability for the site to have long-lived broad spreading canopy trees planted and space to become fully established without encroachment into their canopy.</p> <p>Ability for the site to incorporate sustainable water supply and reuse and maximise moisture retention to allow passive cooling of the local microclimate including areas for long-wave radiant cooling at night.</p> <p>Ability for the site to remain as useable and functional open space in the context of larger storm events which are likely to increase into the future.</p>
Policies	The land is subject to other planning processes and policies that may be consistent or inconsistent with all or part of the site becoming public open space.
Condition	<p>The existing physical condition of the land is to be suitable for use as public open space including that there are no inherent issues such as flood encumbrance or contamination and significant financial or safety implications for Mansfield Shire Council if the land becomes public open space.</p> <p>Drainage Reserves will not be considered as the Open Space Contribution. Land adjoining drainage reserves will be considered where all other criteria is also met.</p>
Ecological	Includes the site's existing biodiversity values and the potential to contribute to the protection and enhancement of these values along with a site's contribution to existing or future ecological diversity.



Equity	The community including residents and workers should have reasonable access to public open space.
Financial	The costs to Mansfield Shire Council in obtaining and improving the land as open space, along with the costs associated with the ongoing maintenance and management of it.
Heritage character	Indigenous and non-Indigenous cultural heritage and historical values that could be enhanced and protected in the open space. These values will influence the future use and design and management of the open space.
Landscape character	Its contribution to the character and attractiveness of the Township.
Location/linkages	The site's contribution to the wider open space network including forming open space corridor links. This includes consideration of the other strategic planning projects in the municipality including linear open space corridors, and links and connections to improve accessibility into existing or proposed future open space
Ongoing maintenance and management	The ability for Mansfield Shire Council to re-zone the land for open space purposes, and to effectively maintain and manage the land as open space.
Ownership	Land can be acquired through open space contributions, generally at the time a site is redeveloped. Private land acquisition may be needed in some locations to create a functional open space of the size and configuration required for its intended role.
Recreation	The potential for the site to accommodate a range of organised, unstructured and informal recreational uses. These can include field sports, play, walking, jogging, cycling, exercising, informal ball games, socialising, picnicking, sitting and dog walking.
Services/easements	Extent of other services and easements that would affect the development and use of the land as open space are mitigated including roadways, overhead structures, water supply, power supply, flood mitigation and drainage
Size	The minimum size for the site to meet its intended purpose, on its own or in combination with adjoining land. Refer to minimum size parcels for each type of open space including, District open space, generally a minimum of 4 hectares and Local open space, minimum of 1 hectare.
Transport	The range of transport options for residents to easily access the site including proximity to bike paths, linear shared trails, major roads and the street network, relevant to the size and anticipated catchment for the proposed open space.
Visibility	The site's visual prominence to maximise its use and contribution to the broader community. Generally, land is preferred which has at least two access points and local roads to at least two sides and is provided at natural surface level

#### 4.4 DATA COLLECTION AND REPORTING

Useful data collection for Mansfield Shire Council could include:

1. Information recorded when a contribution is charged and collected from a development/subdivision:
  - Suburb and post code of the development site
  - Project address
  - Applicant name and address
  - Planning permit reference number and financial year issued
  - Number of dwelling units, building floor area, etc.
  - Contribution type (land and/or cash)
  - Contribution purpose (land purchase, improvements)
  - Land value at time of contribution assessment
  - Contribution rate (percentage of land value)
  - Dollar contribution charged
  - Date requested
  - Date paid or land transfer to Council
2. Expenditure information recorded by open space project:
  - Suburb and post code of open space location
  - Location (street address, name of reserve)
  - Budget line item reference number and financial year of allocation
  - Expenditure purpose (land purchase, improvements)
  - Total project dollar value
  - Dollar value of funds from contributions

Council maintains a Reserve Account for the monetary contributions that it collects. The value of contribution funds collected and the expenditure should be included in an Annual Report. This does not include the value of any land transfers. Beyond the data included in the Annual Report, internal monitoring could include the following information:

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

# 05 Appendix



## 5.1 DATA

The approach taken to develop the data inputs for the open space calculation required two main stages:

### **Stage 1 - Data collection and Integration**

As a basis for detailed analysis, robust datasets were required. These datasets included;

1. Median Site Value: Rates and valuations database (Mansfield Shire Council) 2021
2. Development Plan Overlays 2012.
3. Recent Park Cost Breakdowns

The data outlined was integrated into Geographic Information System (GIS) by Mansfield Shire Council.

A detailed set of data was collected for the first stage of the assessment. It is important to note that the data used in this study was the most up-to-date available at the time of the project. The data was collected in 2021 at the same time that the Open Space Strategy was prepared and was current at that time.

### **Stage 2 - Capacity Analysis**

Capacity analysis was carried out to estimate the location and capacity of development within the Township using development filters

## 5.2 DISCLAIMER

This report is provided for information and it does not purport to be complete. While care has been taken to ensure the content in the report is accurate, we cannot guarantee that the report is without flaw of any kind.

There may be errors and omissions or may not be wholly appropriate for your particular purpose. Mansfield Shire Council accepts no responsibility and disclaims all liability for any error, loss or other consequence which may arise from relying on any information contained in this report. This report is collaboration between REALMstudios as the primary author and Mansfield Shire Council in support. The Mansfield Shire Council provided the data sets used and reviewed the methods applied.

### 5.3 OPEN SPACE PROJECTS

A summary of the open space projects are included in this Contributions Plan. The works, services and facilities to be funded through this Contributions Plan are each set out in the following table:

#### Planning, design and construction rates assumptions:

\$5 sqm minimum cost upgrade - applies to all sites. Not subject to condition score	
<p><b>\$5</b> sqm open space rate</p> <p>Rate subject to condition score assessment</p>	<p>Improvements to open space including, but not limited to:</p> <ul style="list-style-type: none"> <li>passive open space</li> <li>pedestrian and bicycle paths</li> <li>seating</li> <li>landscaping including earthworks and shaping, grassing, tree planting, garden beds, paving, retaining walls, planters and water sensitive design features</li> <li>works to protect and integrate existing retained landscape and cultural features</li> <li>installation of picnic facilities and park furniture including BBQs, shelters, tables, fencing, bollards, rubbish bins, bike racks, tree guards and lighting</li> <li>water tapping of open space</li> </ul>
<p><b>\$5</b> sqm open space rate</p>	<p>Improvements to hard infrastructure including, but not limited to:</p> <p>carparking and internal roads</p>
<p><b>\$50</b> sqm open space rate</p>	<p>Delivery of open space including, but not limited to:</p> <ul style="list-style-type: none"> <li>passive open space</li> <li>playgrounds</li> <li>car parking and internal roads</li> <li>pedestrian and bicycle paths</li> <li>seating</li> <li>landscaping including earthworks and shaping, grassing, tree planting, garden beds, paving, retaining walls, planters and water sensitive design features</li> <li>works to protect and integrate existing retained landscape and cultural features</li> <li>installation of picnic facilities and park furniture including BBQs, shelters, tables, fencing, bollards, rubbish bins, bike racks, tree guards and lighting</li> </ul>

Item	Area (ha)	Land Value
<b>Existing Open Space</b>		
Prepare and implement landscape master plan for the Mansfield Botanic Park	10.85	n/a
Prepare and implement landscape concept plan for Davies Street Reserve, including a new local play space	0.86	n/a
Prepare and implement landscape concept plan for Mitchell Court drainage reserve	0.09	n/a
Prepare and implement landscape concept plan for Grange Estate Playground	0.8	n/a
Deliver the Mansfield Station Precinct Open Space, including a new district play space	4.82	n/a
Upgrade open space facilities at Lords Oval, including a new local play space	2.6	n/a
Upgrade open space facilities at the Additional Sports Fields, including a new local play space	4.12	n/a
Upgrade open space facilities at the Grange Estate storm water basin	0.74	n/a
Upgrade open space facilities at the Midland Highway Drainage reserve and basin	1.59	n/a
Upgrade open space facilities at the Oaksford Drive detention basin	1.13	n/a
Improve pedestrian and vehicular access and circulation within Mansfield Recreation Reserve	3	n/a
Establish continuous open space corridors from Rifle Butts Reserve to Dead Horse Lane, including improved trails, access and habitat planting	n/a	n/a
Establish continuous open space corridors from Mansfield-Woods Point Road to Dead Horse Lane along Fords Creek, including improved trails, access and habitat planting	n/a	n/a
<b>Total Existing Open Space</b>	<b>30.6</b>	
<b>Proposed future open space</b>		
Provide a new local open space in the north east GRZ1 zone, including a new local play space	1	\$ 627,975.38
Provide a new local open space east of Fords Creek GRZ1, including a new local play space	1	\$ 627,975.38
Provide a new local open space west of Fords Creek, GRZ1 including a new local play space	1	\$ 627,975.38
Provide a new local open space in the south west GRZ1 zone	1	\$ 627,975.38
Provide a new local open space south of Mansfield Secondary College (GRZ1), including sports pitch and local play area	1	\$ 627,975.38
Provide a new local open space in the south east GRZ1 zone, including district play area	1	\$ 627,975.38
Provide a new local open space along Monkey Gully Road	1	\$ 627,975.38
Provide a new district open space in the south west GRZ1 zone including district play area	4	\$ 2,511,901.52
<b>Total New Open Space</b>	<b>11</b>	<b>\$ 6,907,729.18</b>



Performance Assessment Score	Perf. Assmt. cost factor	Planning Provisions	Construction Value	Play Infrastructure	Total	Ownership	Investment Stream
Rates based on Value Assessment Score							
13	0.188	\$ 118,672	\$1,186,719	\$	1,305,391	Council	Development Contribution or Capital Works
10	0.375	\$ 10,213	\$102,125	\$ 50,000.00	\$ 162,338	Council	Development Contribution or Capital Works
10	0.375	\$ 1,069	\$10,688	\$	11,756	Council	Development Contribution or Capital Works
10	0.375	\$ 9,500	\$95,000	\$	104,500	Council	Development Contribution or Capital Works
15	0.063	\$ 49,706	\$497,063	\$ 100,000.00	\$ 646,769	Crown	Grant
7	0.563	\$ 33,313	\$333,125	\$ 50,000.00	\$ 416,438	Crown	Grant
15	0.063	\$ 42,488	\$424,875	\$ 50,000.00	\$ 517,363	Council	Development Contribution or Capital Works
6	0.625	\$ 9,713	\$97,125	\$	106,838	Council	Development Contribution or Capital Works
7	0.563	\$ 20,372	\$203,719	\$	224,091	Council	Development Contribution or Capital Works
7	0.563	\$ 14,478	\$144,781	\$	159,259	Council	Development Contribution or Capital Works
10	0.375	\$ 30,000	\$300,000	\$	330,000	Crown	Grant
		\$ 100,000	\$ 1,000,000	\$	1,100,000	Council	Development Contribution or Capital Works
		\$ 100,000	\$ 1,000,000	\$	1,100,000	Council	Development Contribution or Capital Works
		<b>\$ 539,522</b>	<b>\$ 5,395,219</b>	<b>\$ 250,000</b>	<b>\$ 6,184,741</b>		
		\$ 50,000	\$ 500,000	\$ 50,000	\$ 1,227,975	Council	Development Contribution
		\$ 50,000	\$ 500,000	\$ 50,000	\$ 1,227,975	Council	Development Contribution
		\$ 50,000	\$ 500,000	\$ 50,000	\$ 1,227,975	Council	Development Contribution
		\$ 50,000	\$ 500,000	\$	\$ 1,177,975	Council	Development Contribution
		\$ 50,000	\$ 500,000	\$ 50,000	\$ 1,227,975	Council	Development Contribution
		\$ 50,000	\$ 500,000	\$ 100,000	\$ 1,277,975	Council	Development Contribution
		\$ 50,000	\$ 500,000	\$	\$ 1,177,975	Council	Development Contribution
		\$ 200,000	\$ 2,000,000	\$ 100,000	\$ 4,811,902	Council	Development Contribution
		<b>\$ 550,000</b>	<b>\$ 5,500,000</b>	<b>\$ 650,000</b>	<b>\$ 13,357,729</b>		

**Total OS Budget** \$ 19,542,470 Over 19 years  
**Annual OS Budget** \$ 1,028,551 Each year

# REALM studios

city making + liveability

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