

From: [REDACTED]
Sent: Tuesday, 2 September 2025 5:00 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Cc: [REDACTED]
Subject: Amendment 235mbek

To whom it may concern,

I wish to lodge an objection to the council's proposed changes to its public open space contribution amendment.

We are presently in the midst of a housing crisis and a cost of living crisis, where one of the major identified issues is the cost of developing, along with delays in approvals.

Presently the open space contribution regime for Merri-bek requires between 3.1% and 6.8%, to suggest this will rise by around 4-7%, sometimes more than a doubling in some cases is ludicrous and will add yet another impost on a development industry that is already effectively stalled on account of the cost of compliance and construction.

I've read the officer report. It provides some background as to why this change is being proposed. In my interpretation, it is based on the costs of council providing services and that a considerable amount of time has passed since it was last changed.

There was no thought or discussion on how this proposal might be received by the people who are required to pay it!

Before you proceed, it is essential to gain an understanding (independent from council) that provides analysis on how the change will be received in the marketplace.

Until a robust independent analysis is carried out and it is concluded that the impact on the provision of housing is within acceptable limits, the amendment should not proceed.

Thought should also be given in this assessment of the role of application fees, MPL fees and also the provision of services that would benefit those who pay the fees.

Additionally, as the costs of delay in council processing is now a major consideration in the economics of development some thought ought to be given to genuine 'fasty tracking' particularly in locations where the contribution is proposed to be at the higher end.

Regards

[REDACTED]

[REDACTED] | Town Planning Consultant

[REDACTED]

[REDACTED]

T: [REDACTED]

[REDACTED]

From: Yarra City Council <info@yarracity.vic.gov.au>
Sent: Wednesday, 3 September 2025 1:59 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Cc: [REDACTED]
Subject: We have responded to your request #Request: 250902-000334



Reference Number: 250902-000334

Date: 03/09/2025 01:59 PM

Dear [REDACTED]

Thank you for notifying the City of Yarra of Amendment C235mbek to update the Public Open Space Contribution Rate to 8.68%.

At Yarra, we understand that achieving an appropriate contribution to deliver adequate open spaces for our community is of the utmost importance, particularly in the face of significant forecasted population growth and housing targets that are now part of all planning schemes across Victoria.

Yarra generally supports the establishment of more appropriate contribution rates to secure meaningful community benefit. An increased provision of public open space will generate substantial positive impacts on our communities and urban amenity, including mitigating the urban heat island effect, enhancing biodiversity, and strengthening opportunities for connection to nature. In addition, open spaces support a broad spectrum of formal and passive recreational opportunities, contributing to improved health, wellbeing, and overall liveability within the municipality.

Please contact us should you wish to discuss this further.

Kind regards

[REDACTED]

[REDACTED]
Manager, City Strategy

Level 2, 345 Bridge Road, Richmond
PO Box 168, Richmond, VIC 3121
T: [REDACTED]
E: [REDACTED]
W: www.yarracity.vic.gov.au

Wednesday, 10 September 2025

Strategic Planning
Submission to Amendment C235mbek
Merri-bek City Council
Locked Bag 10
BRUNSWICK VIC 3056
strategicplanning@merri-bek.vic.gov.au

Dear [REDACTED]

Submission to Amendment C235mbek

I write in support of Amendment C235mbek, which proposes to update the public open space contribution rate across the municipality.

This amendment is a timely and necessary step to ensure Merri-bek's public open space network keeps pace with population growth, urban development and evolving community needs. The proposed city-wide levy rate of 8.68% is consistent with recent updates in comparable metropolitan councils and is supported by a robust evidence base, informed by population growth data, worker forecasts and well-constructed apportionment methodology.

The amendment aligns with the objectives of the Merri-bek Open Space Strategy 2025, which sets a clear vision for enhancing access, equity, and quality of open spaces across the city. By replacing outdated contribution rates, the amendment will enable Council to better plan, fund, and deliver open space improvements that benefit current and future residents.

I support the amendment's intent to apply the levy consistently across all land in Merri-bek, ensuring fairness and transparency in how development contributions are collected and reinvested.

Thank you for the opportunity to provide input. Moonee Valley City Council do not wish to appear at any Panel convened to consider submissions to this amendment.

Your sincerely

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Acting City Futures Manager

OFFICIAL

16 September 2025

[REDACTED]
City of Merri-bek
Locked Bag 10
Brunswick VIC 3056

Dear [REDACTED],

Proposal: Amendment C235 to the Merri-bek Planning Scheme

Site location: City of Merri-bek Open Space

Melbourne Water reference: MWA-1384052

Council reference: D25/149725

Date Received: 02/09/2025

Thank you for allowing Melbourne Water the opportunity to provide comments on Amendment C235 to the Merri-bek Planning Scheme which seeks to revise the public open space levy rate in the Schedule to Clause 53.01.

Melbourne Water has reviewed the proposed planning scheme amendment and has no objections.

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,

[REDACTED]
Urban and Regional Strategic Planning

From: [REDACTED]
Sent: Tuesday, 7 October 2025 1:57 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Cc: [REDACTED]
Subject: Submission to Amendment C235mbek

Good afternoon,

The Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation Cultural Heritage Unit Elders have reviewed the amendment and have no further comments.

Wurundjeri's Cultural Heritage Unit Elders also highlight that the applicant may have obligations under the *Aboriginal Heritage Act* 2006 to manage risk if Aboriginal cultural heritage is identified. The proponent may wish to get more specific cultural heritage information by engaging a Heritage Advisor, a list of Heritage Advisors is found on FP-SR's website: <https://www.firstpeoplesrelations.vic.gov.au/heritage-advisor-list>

If you have any further questions, please do not hesitate to contact me.

Kind regards,



Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation

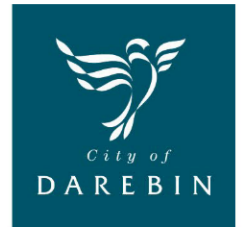


Wurundjeri
Woi-wurrung

Cultural Heritage
Aboriginal Corporation

8 October 2025

David Cox
Principal Strategic Planner
Merri-bek City Council
Locked Bag 10
Brunswick VIC 3056



the place
to live

Darebin City Council
ABN 75 815 980 522

Dear [REDACTED]

Re: Merri-bek Amendment C235mbek

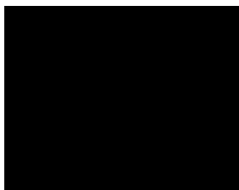
Thank you for your letter dated 2 September 2025, regarding exhibition of Amendment C235mbek which proposes to update the schedule to Clause 51.03 of the Merri-bek Planning Scheme.

We note that the Amendment introduces a mandatory open space contribution of 8.68% and applies to subdivision (unless otherwise exempted or specified) of all land in Merri-bek.

Darebin council officers wish to congratulate Merri-bek on the adoption of its open space strategy and support the proposed changes to the Merri-bek Planning Scheme that the Amendment proposes to give effect to its implementation.

This initiative will assist the provision of improvements to open spaces that members of the Darebin community will be able to enjoy too.

Yours sincerely



Coordinator Strategic Planning
City Futures
Darebin City Council

Postal Address
PO Box 91
Preston VIC 3072
T 03 8470 8888
F 03 8470 8877
darebin.vic.gov.au



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T 03 8470 8470

العربية

繁體中文

Ελληνικά

हिंदी

Italiano

Македонски

नेपाली

ਪੰਜਾਬੀ

Soomalii

Español

اردو

Tiếng Việt

Date

Monday, 13 October 2025

To

Strategic Planning Coordinator
Merri-Bek City Council

Sent

Via email: strategicplanning@merri-bek.vic.gov.au

Dear Sir/Madam

Planning Scheme Amendment C235mbek (Public Open Space)

Consolidated Properties at [REDACTED] are the owners of the land at [REDACTED] (Subject Site) and reference is made to Planning Scheme Amendment C235mbek (Amendment).

Planning Scheme Amendment C235mbek

The amendment proposes to update the public open space contribution rate in the Schedule to Clause 53.01, to collect development contributions to support the implementation of the Open Space Strategy (OSS).

Specifically, the amendment proposes to:

- Amend the Schedule to Clause 53.01 (Public Open Space Contribution and Subdivision) to require subdivisions to provide a public open space contribution at a rate of 8.68% for all areas.
- Amend the Schedule to Clause 72.08 (Background documents) by including the following background documents:
 - Merri-bek Public Open Space Contributions Refresh, Open Space Contributions Schedule (HillPDA, 2025).
 - Merri-bek Open Space Apportionment Methodology (Mesh, 2025).

Current public open space contribution

The current public open space contribution rate for each area varies from 2.5% (Brunswick West) to 6.8% (Coburg). The current public open space contribution rate for the subject site is as follows:

Type or location of subdivision	Amount of contribution for public open space
Brunswick Area	6.3%

Proposed public open space contribution

The exhibited public open space rate is as follows:

Type or location of subdivision	Amount of contribution for public open space
All	8.68%

Submission

In respect to the exhibited Amendment, please note the following:

- The proposed rate will have an unreasonable impact on the economic vitality of future / proposed developments.
- The Amendment material does not provide for adequate justification to support a 8.68% public open space rate across all areas.

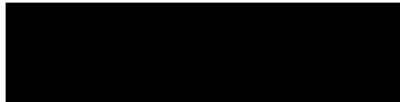
- The proposed rate of 8.68% is excessive, especially for a large infill/opportunity site such as the subject site.
- It is submitted that any new provisions introduced via C235mbek should include transitional provisions.

Conclusion

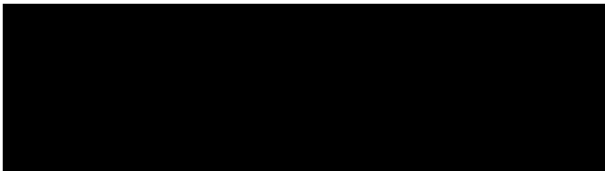
We thank Council for the ability to participate in this process, and we welcome further collaboration with Council officers.

Should you have any questions in relation to this submission, please do not hesitate to contact the undersigned.

Yours sincerely,

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Director

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