
AUTHORISATION

REVIEW

Biannual.

Part 1

POLICY OPERATION

Policy Development

This policy has been prepared under the provisions of Section 8.11 of the City of Wanneroo District Planning Scheme No. 2.

Purpose and Application

The policy articulates Council's position on the planning, provision, location, design, development and interim maintenance of Public Open Space (POS) and is to be considered by applicants, Administration, and Council in the design, assessment, and determination of:

- Scheme amendments;
- Structure plans;
- Detailed area plans;
- Subdivision applications; and
- Development applications.

The purpose of this policy is to:

- Ensure that POS is delivered to optimise community benefit;
- Provide local interpretation of the WAPC Liveable Neighbourhoods policy; and
- Guide Council, its officers and applicants in considering the planning of POS in new urban areas.

For Regional Parks and Recreation, Foreshore Reserves, Bush Forever or other types of POS for which the statutory responsibility lies with the Western Australian Planning Commission or other State Government body, the City will seek guidance from this Policy where it has been referred to for comment.

Relationship to Other Policies, Guidelines and Documents

The Policy should be read in conjunction with Liveable Neighbourhoods (WAPC, Oct 07), Public Open Space Classification Framework (Department of Sport and Recreation, 2012) and other City of Wanneroo policies and documents where relevant as below:

- Landscape Upgrades to Distributor Roads and Parks Policy;
- Acquisition and Development of Community Purpose Sites Policy;
- Local Planning Policy 4.1: Wetlands;
- Local Planning Policy 4.2: Structure Planning;
- Local Planning Policy 4.4: Urban Water Management;
- Local Planning Policy 4.8: Tree Preservation Policy;
- Guidelines for the Subdivision of Land;

- Public Open Space Landscape Design Specification; and
- City of Wanneroo Style Guide 9.9 – Park Signage.

Objective

To ensure new POS areas provide a balance of the following:

- A diversity of recreational uses and options for the community;
- Conservation of local natural assets;
- Incorporating water sensitive urban design principles;
- High levels of amenity;
- Affordability;
- Maintenance; and
- Environmental sustainability.

Structure

This Policy is made up of two parts:

Part 1 Policy Operation: Includes the policy objectives.

Part 2 Policy Provisions: Sets out the Policy provisions for the following:

- Planning information requirements for POS at the relevant stages of the planning process
- Provision, allocation and distribution of POS
- Design requirements of POS
- Development requirements of POS
- Urban water management in POS; and
- Irrigation of POS

Part 2

GENERAL POLICY PROVISIONS

1. Planning Information Requirements for POS

Local/Centre Structure Plans

1.1 The City will require submission of the following information in support of a Local or Centre Structure Plan that proposes POS:

1.1.1 Landscape Master Plan (LMP) depicting the following information:

- All proposed POS areas in the development;
- Size (in square metres) and type of each POS;
- Proposed facilities to be accommodated in each POS (including any proposed variations to the Standard Development Requirement contained in Schedule 2);
- Proposed play area locations;
- Location of significant trees to be retained in POS (in accordance with the Significant Tree Survey);
- Indicative area (in square metres) of permanent irrigation and turf for each POS;
- Calculations demonstrating compliance with the Department of Water North West Corridor Licensing Schedule;
- Proposed 1:1, 1:5 and 1:100 flood storage areas to be contained in POS; and
- Location of POS subject to conditions imposed under Environmental Protection and Biodiversity Conservation Act 1999.

1.1.2 POS Schedule (in accordance with Liveable Neighbourhoods) that outlines the overall POS provision, as well as detail on the proposed purpose, function, size and the restricted and unrestricted component of each individual POS and their percentage contribution towards overall POS provision.

1.1.3 A Conservation POS Viability Assessment (see Schedule 5) to ensure POS provided for this purpose is ecologically viable and meets the minimum viability criteria.

Subdivision

1.2 The City will require the following information to support any subdivision proposal that incorporates POS.

1.2.1 Updated LMP;

1.2.2 Updated POS schedule; and

1.2.3 Landscape and Irrigation Detailed Design Drawings (in accordance with "Guidelines For the Development and Subdivision of Land - 2003" manual,

"Local Government Guidelines for Subdivisional Development - 2009" manual and any other associated standard, guideline and management plan; and

- 1.3 Prior to preparation of Landscape and Irrigation Detailed Design Drawings, it is recommended that Landscape Concept Plans are prepared and lodged with the City for the purpose of discussion and preliminary design comment.

2. Provision of Public Open Space

- 2.1 A minimum 10% of the gross sub-divisible area shall be ceded as POS as per Liveable Neighbourhoods.

- 2.2 Greater than 10% may be considered acceptable and/or necessary where there are specific environmental, cultural or historic values that require protection to enhance the character of the local area or where it is considered essential to provide larger scale active spaces. In these instances, a Financial Assessment Report detailing the likely financial implications of providing additional space (i.e. life cycle costs and maintenance regimes for the POS assets) will be required to be prepared by the applicant.

- 2.3 Less than 10% may be considered appropriate in centre zones where higher densities are proposed subject to:

2.3.1 A minimum of 10% POS being provided in the wider catchment (i.e. outside the centre) ; and

2.3.2 The balance of POS being paid as Cash-in-Lieu to enhance the quality of the POS provided in the wider catchment.

- 2.4 Clauses 2.2 to 2.3 shall be subject to discussion and approval of the City of Wanneroo following consultation with the applicant and relevant authorities.

- 2.5 POS shall be classified as either unrestricted POS or restricted POS as per Liveable Neighbourhoods. Schedule 1 outlines the types of POS applicable to each of these categories.

Unrestricted POS

- 2.6 Unrestricted POS shall constitute a minimum of 8% of the gross sub-divisible area as per Liveable Neighbourhoods.

Restricted POS

- 2.7 Restricted POS (incorporating urban water management measures, wetlands etc.) may constitute a maximum credit of 2% of the gross sub-divisible area as per Liveable Neighbourhoods where the requirements for unrestricted open space in Section 3 of this part (Allocation and Distribution of POS) have been met.

- 2.8 Restricted POS in excess of 2% of the gross sub-divisible area shall not be credited towards the overall POS obligation.

- 2.9 Restricted POS provided in excess of 2% of the gross sub-divisible area (in accordance with Clause 2.8) shall be considered as a deduction from the gross subdivisible area.

Cash-in-Lieu of POS

- 2.10 The City will accept cash-in-lieu of POS where it is considered that the provision of 10% of the gross subdivisible area for POS will not result in spaces of sufficient size or quality to be of benefit to the community, or where sufficient space already exists in the surrounding areas.
- 2.11 Where Cash-in-lieu is considered acceptable under Clause 2.10, the applicant shall contribute up to the total POS requirement, the market value of the land (as defined under Section 155 of the Planning & Development Act 2005) required as cash-in-lieu to be kept in Trust for the future provision and/or development of POS and related community facilities.
- 2.12 The provision of Cash-in-Lieu of POS is subject to the agreement of the Western Australian Planning Commission under Section 153 of the Planning & Development Act 2005.

3. Allocation and Distribution of POS

3.1 A variety of POS shall be provided within a specified area that ensures a balance of sizes, types, functions and locations within a community. The provision of POS shall be in accordance with the requirements of the POS Hierarchy shown at Schedule 2.

3.2 Unless otherwise provided for by Clause 3.3 of this policy, POS shall:

- 3.2.1 be located within the nominated walkable distances from dwellings prescribed by Schedule 2 or where no distances are provided, in accordance with other location criteria as specified;
- 3.2.2 be of a minimum size for the relevant type of POS as per Schedule 2; and
- 3.2.3 be fit for its intended purpose in terms of:
 - Location
 - Size
 - Shape
 - Topographical nature

3.3 Exceptions

- 3.3.1 The provision of a District Open Space shall negate the need for a Neighbourhood and Local Open Space within the walkable catchment of the District Open Space location;
- 3.3.2 The location of a Neighbourhood Open Space shall negate the need for a Local Open Space within the walkable catchment of the Neighbourhood Open Space location; and
- 3.3.3 POS exhibiting “unacceptable criteria” as per Schedule 2 shall not be accepted.

Sport POS

3.4 A minimum of 4% of the gross sub-divisible area shall be allocated for sport POS unless the City is satisfied that one or more of the following criteria are met:

- there is already sufficient existing sport POS within close proximity;
- in the case of a subdivision, sport POS is identified elsewhere in an endorsed District Structure Plan or Local Structure Plan;
- the provision of 4% sport POS would not result in a usable space for active recreation (i.e. too small);
- the land is constrained by environmental/natural/physical/cultural factors; and
- the provision of 4% sport POS would have an adverse effect on walkability/connectivity of POS in the locality.

- 3.5 A district sport POS shall be provided for every two (2) government high schools planned within a development area (i.e. 1 per 13,000-14,000 lots);
- 3.6 Organised/formal sporting functions shall be restricted to neighbourhood sports, district and regional level POS.
- 3.7 Where possible, the grouping of sports playing fields to create multipurpose sports precincts should be explored.

Conservation POS

- 3.8 A minimum of three percent (3%) of the gross sub-divisible area shall be provided as POS for the purposes of conservation and recreation where any of the following significant natural assets exist:
- Threatened and Priority Ecological Communities;
 - Declared Rare and Priority Flora Species;
 - Specially Protected and Priority Fauna Species;
 - Matters of National Environmental Significance (as per The Environment Protection and Biodiversity Conservation Act 1999);
 - Wetlands;
 - Karstic features e.g. caves and pinnacles;
 - Vegetation complexes protected below 30% of their original extent (as detailed in the City's Local Biodiversity Strategy);
 - Coastal Vegetation;
 - Significant Trees (as defined by the City's Tree Preservation Policy).
- POS provided for this purpose shall be ecologically viable and meet the minimum viability criteria described in Schedule 5.
- 3.9 Where less than 3% of the subdivisible area has natural assets worth conserving, the maximum shall be retained.
- 3.10 Subject to conservation POS being accessible by the public in accordance with Schedule 2 (including fenced areas with controlled access), the City will accept the inclusion of conservation areas as unrestricted POS.
- 3.11 Approval by the City of Wanneroo and the Department of Education is required where conservation open space is co-located with schools.

POS in Industrial Areas

- 3.12 POS shall be provided within industrial areas in accordance with Clause 3.13 of this Policy unless the City is satisfied that the following criteria are met:
- The industrial area is not of sufficient size to warrant POS provision;
 - There is appropriate POS located within an 800m radius of the industrial area that can provide an opportunity for recreation; and
 - Stormwater can be appropriately treated without using POS to serve a drainage function.

- 3.13 POS in industrial areas shall constitute between 2% and 5% of the gross subdivisible area. The City will accept 2% provided sufficient area is provided to accommodate the following:
- provide an opportunity for unstructured recreation during working hours (lunch breaks etc.) and to improve amenity within a built environment;
 - be located where walkable catchment can be maximised and of appropriate size to provide an area protected where possible from the impacts of surrounding industry;
 - contribute to improved stormwater quality through water sensitive urban design;
 - act as a buffer to non-industrial land uses where necessary;
 - retain natural assets where possible; and
 - seek to activate for recreation those environmental assets already ceded for ongoing management.

Community Purpose Sites

- 3.14 Unless otherwise provided for by Clause 3.13 of this Policy, the City, when providing feedback to the WAPC on the matter, will advise that it does not support the inclusion of community purpose sites as part of the POS allocation and that their provision shall be subject to discussion and negotiation with the City of Wanneroo, unless otherwise determined.
- 3.15 The inclusion of community purpose sites as part of the POS contribution may be acceptable subject to:
- 3.15.1 The community purpose site being located adjacent to another parcel of POS and a function of the community purpose site relating to that POS (e.g. a community centre with facilities to support the sporting use of the POS);
 - 3.15.2 A need being identified by a community development plan or other community needs study;
 - 3.15.3 The allocation being subject to the provision requirements of restricted open space (See Clauses 2.7 – 2.9); and
 - 3.15.4 Discussion and approval of the City of Wanneroo
- 3.16 Where community facilities are located on POS (e.g. a sporting pavilion), the space required to accommodate the facility should be considered as part of the POS planning process and included as part of the POS allocation. A specific community purpose site is not required in these instances.

4. Location of POS

- 4.1 Individual POS shall form part of an interconnected network of spaces for the purposes of encouraging pedestrian movement, ecological connectivity and improving public amenity.
- 4.2 POS shall be located to maximize accessibility and safety for the community in accordance with Crime Prevention Through Environmental Design (CPTED) principles:
- Civic spaces, parks, plazas, footpaths, urban streets and other shared community spaces that connect the buildings of the community must be located, designed and managed in ways that encourage its legitimate use and hence its security;
 - The interface of public open space with the buildings/boundaries that define and adjoin it must be located, designed and managed to promote informal surveillance and use.

Co-location of POS with School Sites

- 4.3 Co-location of POS with school sites is supported and encouraged in the interest of optimising joint use and management, rationalising water use and creating community hubs. Co-location shall be investigated (but not assumed) at each site and is subject to:
- Creation of a larger, more multipurpose recreation or community precinct as a result of the co-location;
 - The oval being located entirely within the POS;;
 - The final precinct being able to accommodate:
 - a senior size playing field (recommended 185 x 155 = 2.87ha including 4m safety buffer);
 - adequate buffers to roads or other infrastructure (in addition to the 4m safety buffer around the boundary line)
 - the impact of a sloping site (through additional buffers or appropriate site treatment);
 - appropriate carparking and/or future changeroom facilities of an appropriate size; and
 - space for unstructured activity to occur at the same time as structured sport.
 - A formal agreement between the City of Wanneroo, Department of Lands and Department of Education.
- 4.4 The City's preference is for co-location to occur. However, where multiple school sites are co-located and Sport POS is adequately provided for in a development area, the City will support playing fields within standalone primary school sites.

5. Design of POS

- 5.1 POS shall be designed to:
- Maximise environmental sustainability;
 - Be of an acceptable size (refer Schedule 2) and shape to cater for its intended purpose;
 - Retain natural ground levels where possible to suit the intended function of the POS;
 - Be accessible via the walking and cycling network;

- Be universally accessible and compliant with disability access requirements where required;
- Reflect best practice in water conservation, harvesting, re-use and irrigation; and
- Include initiatives to minimise energy use (through design, product selection, alternative energy sources etc.).

5.2 The City will approve areas of irrigated turf in POS where it:

- 5.2.1 Has a permanent watering license in accordance with the Department of Water North West Corridor Water Supply Strategy requirements;
- 5.2.2 Serves a functional purpose i.e. kick-about or picnic areas;
- 5.2.3 Has a maximum slope of 1:6; and
- 5.2.4 Is of an approved species (the City's preferred turf species is *Pennisetum Clandestinum* (Kikuyu)).

5.3 The City will approve trials of unirrigated turf in POS where the developer enters into an agreement with the City to replace the turf at their own cost and maintain for a 2 year period should the trial fail prior to handover to the City after the 2 year maintenance period.

5.4 Retention of natural bushland within POS shall be maximised where appropriate. Where this is not possible, priority shall be given to transplanting vegetation, landscaping with mature species, or use and local native species.

Sport POS Design

5.5 To ensure maximum potential for Sport POS to accommodate a full variety of recreational activity, Sport POS shall be designed generally in accordance with the development models illustrated at Schedule 4. Appropriate space shall be provided for:

- formal playing fields;
- athletics infrastructure (e.g. throwing circles, jump pits);
- buffers to roads and other infrastructure;
- unstructured recreation areas; and
- pavilions, carparks and other sporting infrastructure (e.g. cricket nets, batting cages, baseball backnets etc.).
- retention of native vegetation in 'good' or better condition; and
- significant tree retention.

These uses shall be reflected in the POS landscape plans at the appropriate stage of planning. Applicants shall refer to *Sports Dimensions Guide For Playing Areas – Sport and Recreation Facilities* (Department of Sport and Recreation, July 2008) for relevant sporting design criteria.

5.6 The playing field component of Sport POS sites shall:

- 5.6.1 be of uniform shape, with preference given to square or rectangular;
- 5.6.2 be graded (either naturally or through development) to allow for surface water runoff/drainage, with a slope of no greater than 1:200;
- 5.6.3 have access to a water supply and water licence transferable to the City of Wanneroo, suitable for the irrigation of an appropriate amount of turf and landscaping;
- 5.6.4 be free of the following constraints (either naturally or through development):
 - Easements & buffers (pipe line, power line, incompatible land use);
 - Wetland / water courses;
 - Significant historical sites – either Indigenous or European, which will prevent the development of the site for the proposed function;
 - Any transport or other feature that intersects the site or detracts from its development potential; and
 - Soil contamination

6. Urban Water Management within POS

- 6.1 The inclusion of flood storage (retention/detention) within POS is supported in accordance with water sensitive urban design principles subject to Clauses 6.2 – 6.6 below.
- 6.2 The City will accept a flood storage area in POS for 1:5 Average Recurrence Interval (ARI) (1:10 ARI for industrial) rainfall events that contribute to the unrestricted POS liability where it is designed to the following standards:
 - Stormwater has been pre-treated to remove hazardous pollutants;
 - Stormwater flows are managed to prevent adverse impact on the built and natural environment within POS;
 - The flood storage area is sized and designed to ensure water is not present more than 1.5 days in the basin after any one rainfall event;
 - The flood storage area is accessible to the public;
 - Areas containing drainage infrastructure (such as pipe discharge outlets and energy dissipation structures) and areas where surface flows are such that the product of depth multiplied by velocity exceeds $0.4\text{m}^2/\text{sec}$ shall be treated as restricted POS for purposes of POS liability;
 - The flood storage area is landscaped and integrated into overall POS design;
 - Landscaping gradient below top water level does not exceed 1:6;
 - Depth of water in the flood storage area shall not exceed a maximum of 900mm at any one time;
 - Retaining walls located within the flood storage area are visible above the maximum water level specified above at all times; and
 - Where retaining walls are used, opportunities are provided for safe egress in the event of the flood storage area filling up with stormwater.

- 6.3 The City will accept a flood storage area in POS for 1:100 ARI rainfall events that contribute to the unrestricted POS liability where it is designed to the following standards:
- Stormwater flows are managed to prevent adverse impact on the built and natural environment within the POS;
 - The flood storage area is sized and designed appropriately to ensure water is not present for more than 3.5 days after any one rainfall event;
 - The flood storage area is accessible to the public;
 - The flood storage area is landscaped and integrated into overall POS design;
 - Landscaping gradient below top water level does not exceed 1:6;
 - Depth of water in the flood storage area does not exceed a maximum of 1200mm at any one time;
 - Retaining walls located within the flood storage area shall be visible above the maximum water level specified above at all times; and
 - Where retaining walls are used, opportunities are provided for safe egress in the event of the area filling up with stormwater.
- 6.4 The City will consider a proposal for a 1:5 or 1:100 ARI flood storage area in POS that varies the standards listed in Clauses 6.2 and 6.3 where it satisfies all of the following criteria:
- The risk to public health and safety is managed to an acceptable level;
 - The proposal is based on sound engineering practice;
 - The flood storage area will be able to be maintained by the City;
 - The environment will not be adversely impacted; and
 - The proposal will not detrimentally affect the amenity of the proposed reserve.
- 6.5 All stormwater drainage generated by a subdivision shall be contained within the subdivisional area. However, the City will consider proposals for drainage to be directed into pre-existing POS drainage reserves outside the subdivision area where they satisfy the following criteria:
- The proposal does not negatively impact on the intended function of the existing reserve. Where the function of the reserve is affected, there must be sufficient POS available in the locality to compensate for the impact of the additional drainage function proposed;
 - The need to include drainage in the existing reserve arises as a necessary result of a practical and efficient drainage system design from an engineering perspective;
 - There is sufficient existing capacity in the relevant infrastructure;
 - That the proposal is consistent with the Management Order for the land;
 - The drainage infrastructure within the existing reserve meets the requirements for public safety, public use, and extent of inundation stated in Clause 6.2 - 6.3;
 - The City is satisfied that existing community usage of the reserve is maintained; and
 - The ecological values of the reserve are maintained or enhanced.
- In considering proposals under Clause 6.5, the City may consult with residents within the catchment of the existing reserve as set out in Schedule 2.
- 6.6 The City will not accept the following drainage outcomes in POS:
- Stormwater runoff from 1:1 ARI event entering any part of a POS reserve that is included in the POS credit calculation;

- Drainage within Conservation POS;
- Constructed waterbodies (e.g. ornamental lakes) unless approved by the City as part of best practice water management;
- Stormwater runoff from 1:1 ARI event being directed into the foreshore reserve; or
- Minor and major rainfall event runoff from subdivisions directed into the seaward side of the 100 year coastal processes setback in the foreshore reserve.

7. Development of POS

- 7.1 Where a subdivision application proposes the creation of POS, the City shall in its response to the WAPC, request that a condition be imposed requiring the applicant to develop the open space to the Standard Requirement detailed in Schedule 2 of this Policy.
- 7.2 The City will consider a proposal to vary the standard requirement where it meets one of the following pre-conditions:
- The proposal varies the provision of infrastructure for individual parcels of POS within a developable area but does not exceed the aggregate standard requirement across the developable area;
 - There is a demonstrable increased demand for additional infrastructure due to a high density of residential dwellings being proposed within the walkable catchment of the POS (refer Schedule 2) that is supported by a cost-benefit analysis provided by the developer; or
 - Where an agreement is entered into with the City by the Developer to pre-fund the cost to supply, install and maintain the proposed asset for a period of 20 years.
- 7.3 In assessing a proposal to vary the standard requirement under Clause 7.2, the City will consider the following criteria:
- The proposed asset will be located within an appropriate catchment area;
 - The proposed asset is unlikely to impact the existing or proposed surrounding development through additional noise or additional traffic generated;
 - The catchment area does not already have access to POS with similar assets;
 - There are appropriate supporting facilities for the proposed asset where necessary (i.e. parking, toilets);
 - There is an equal spread of assets proposed within the developable area; and
 - The proposed asset satisfies the City's safety requirements.
- 7.4 No clearing of vegetation or other works shall occur within an area of open space or road reserve until the City of Wanneroo has granted approval for the subdivisional working drawings and associated landscaping plans.
- 7.5 In accordance with Clause 7.1 (above), any works associated with those defined in Schedule 2 shall be considered to be subdivisional works and therefore exempt from requiring a separate planning approval under the scheme, unless it is considered by the Manager, Planning Implementation that the nature of the development:
- cannot reasonably be considered as 'subdivisional works';
 - is potentially controversial;
 - has the potential to significantly impact on the amenity of nearby residents; or

- requires detailed assessment, consideration and the implementation of management conditions of a statutory nature.

7.6 In the absence of a valid subdivisional approval issued by the Western Australian Planning Commission, or where the works are not listed in Schedule 2, planning approval may be required in accordance with Part 6 of the City of Wanneroo District Planning Scheme Number 2.

7.6.1 A Building Licence will be required for all structures as defined by the Building Code of Australia.

7.7 The City will require landscaping works as conditioned by the WAPC to be either completed or bonded prior to clearance of the relevant WAPC conditions.

Playgrounds

7.8 The City will approve a proposal for a playground in POS where it contains those play equipment items identified for each type of POS listed in the table included at Schedule 3.

7.9 The City will consider a proposal for a playground in POS that contains alternative play equipment items to those set out in Schedule 3, where it satisfies the following criteria:

- The scale of the playground proposed is appropriate for the type of park it is proposed in;
- The playground does not exceed the total number of items allowed as the Standard Requirement in Schedule 2;
- The playground can be maintained into the future within the City's operating budget;
- The playground can be replaced at an appropriate time within the City's capital works budget;
- The playground provides opportunities for physical and creative play;
- The playground accommodates different age groups; and
- The playground complies with the City's safety requirements.

7.10 Playgrounds proposed in parks that are identified as neighbourhood POS or above must make provision for the inclusion of universal access play equipment.

8. Maintenance and Handover of POS

8.1 The City will accept handover of POS after two years from practical completion, subject to the following:

8.1.1 the City being satisfied that the maturity of vegetation, density of planting, species selection and standard of infrastructure are consistent with that specified in the landscaping plan approved by the City, as being acceptable for handover to the City;

8.1.2 the developer providing the City with 6 months' notice of their intention to handover the POS;

- 8.1.3 for at least 12 consecutive months prior to handover, the developer maintaining the POS to the same standard¹ as it would otherwise be maintained by the City post-handover, including the tapering-off of vegetation from irrigation to ensure long-term survival;
 - 8.1.4 the developer providing the City with annual metered bore water usage data for any irrigated POS during the term of their maintenance period, to demonstrate compliance with the water licence allocation for that area;
 - 8.1.5 the developer providing the City with as-constructed drawings and asset management data for the POS and any facilities/infrastructure contained therein;
 - 8.1.6 where there are outstanding conditions imposed under the *Environmental Protection and Biodiversity Conservation Act 1999* that require ongoing maintenance of any component of the POS, the developer is to enter into an agreement with the City for access to the site for maintenance purposes; and
 - 8.1.7 the developer engaging an independent playground auditor to undertake a risk assessment audit of playgrounds or play areas and undertaking any remedial work required as a consequence, where in the City's opinion the playground or play area does not fall within the Australian Standards:
- 8.2 Should the conditions of Clause 8.1 not be met, the maintenance period will be reviewed and an additional period of developer maintenance may be required.
- 8.3 The City will not accept handover of POS during the months of November to March (inclusive). Where necessary, the developer maintenance term shall be extended to avoid handover dates during this period.
- 9. Consultation**
- 9.1 Applicants shall consult with the City of Wanneroo regarding the planning and development of POS at all stages of the planning process to ensure that it meets the needs of the City of Wanneroo and the community in the long term.
- 9.2 Where possible, applicants shall show evidence of consultation with end-users (the community) in developing landscape plans for the development of POS. Outcomes of the consultation shall be balanced against known design principles in the design process for the POS.

¹ The standard acceptable to the City at handover shall be specified in the landscape plans lodged as a condition of subdivision and subsequently agreed by the City at the time of approving the landscape plans for the POS.

Definitions

Sport open space means land for which the primary function is organised, high intensity sporting use.

Conservation open space means land for which the primary function is the retention and ongoing management of indigenous flora and fauna. These sites may be modified from their original condition in line with best practice environmental management and to facilitate public access for recreational purposes.

Developable Area means all of the land within a subdivision, or a structure plan if the subdivision falls within one.

Gross Sub-divisible Area means the land available for subdivision excluding areas for non-residential uses determined by the WAPC such as schools, shopping centres, infrastructure, dedicated drainage sites (1:1 flood storage areas), community facilities or land set aside for arterial roads.

Nature Play means play equipment primarily underpinned by the use of materials, i.e. made from a combination of natural, raw materials 'of the earth' such as wooden elements often incorporating hand carvings, limestone and rocks, trees and plants, mulch, sand and water.

Overprovision means the provision of assets within a local structure plan or subdivision area that is in excess of the standard requirement under Schedule 2.

Recreation open space means land for which the primary function is unstructured recreational pursuits (picnics, children's play, dog walking) or low intensity active recreation (jogging, walking, casual kick-about).

Public open space (POS) means land used or intended for use for recreational purposes by the public and includes parks, public gardens, playgrounds and sports fields but does not include regional open space and foreshore reserves (Liveable Neighbourhoods 2007).

Restricted public open space means those spaces that are constrained in a way that restricts the use of the space for recreational purposes by the general public (e.g. wetlands, certain drainage swales, power easements, cultural heritage sites, significant topographical features).

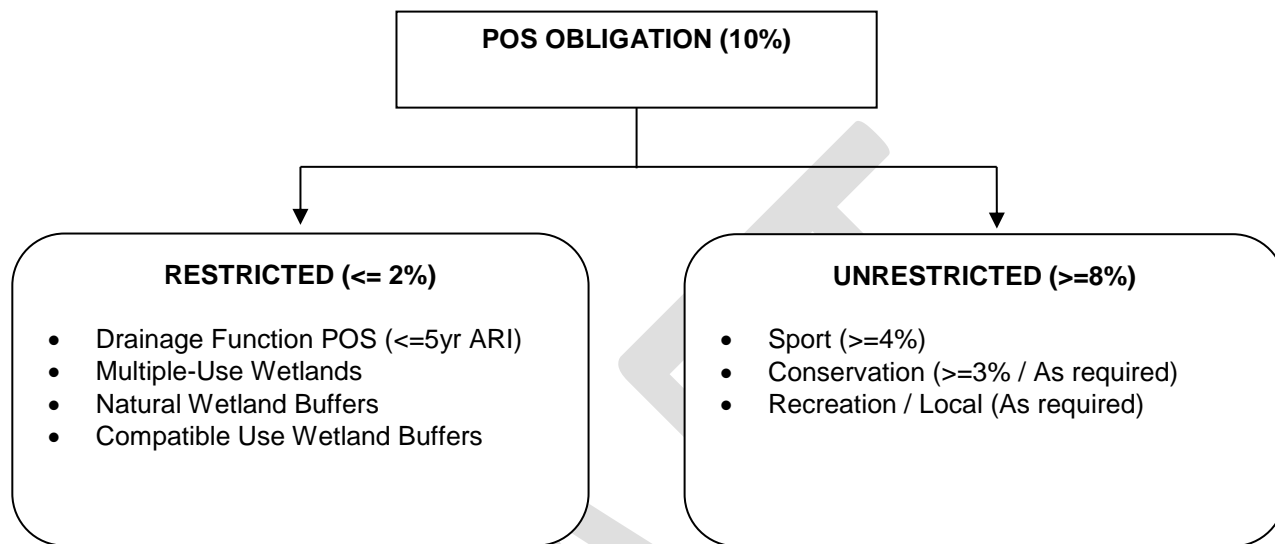
Unrestricted public open space means those spaces that are free from constraints or encumbrances (e.g. wetlands, easements, cultural heritage sites, significant topographical features) and are available at all times for recreational purposes by the general public. This includes conservation areas that are accessible by the public.

Schedule 1

POS CATEGORIES

POS PROPOSAL	POS CATEGORY	CREDIT	CONDITIONS / COMMENTS
Sport / Recreation POS			
• Sport POS	Unrestricted	100%	Refer to Clause 5.3
• Unconstrained Local / Recreation POS	Unrestricted	100%	
Conservation POS			
• Natural assets	Unrestricted	100%	Refer to Clauses 3.7 – 3.9
• Inaccessible natural assets	N/A	0%	Refer to Schedule 2 – Conservation – Unacceptable Criteria
Wetlands and Buffers			
• Conservation category wetlands (Refer LPP 4.1: Wetlands for wetland definitions)	N/A	0%	Not accepted as POS. Considered to be a deduction from the gross subdivisible area
• Resource Enhancement category wetlands	N/A	0%	Not accepted as POS. Considered to be a deduction from the gross subdivisible area
• Multiple-use wetlands	Restricted	100% (up to 1/5 of POS allocation)	Must form part of a stormwater management strategy
• Natural wetland buffers (i.e. buffers in a natural state)	Restricted	100% (up to 1/5 of POS allocation)	Management plans must be developed to demonstrate management of the wetland and buffer for conservation purposes
• Compatible-use wetland buffers (i.e. buffers where vegetation is completely degraded, permitting low impact uses)	Restricted	100% (up to 1/5 of POS allocation)	<ul style="list-style-type: none"> • Must demonstrate the protection of the ecological values of the wetland and wetland buffer; • Development of a concept plan to demonstrate appropriate recreational use of the area; and • City of Wanneroo approval.
Urban Water Management			
• 1 year, 1 hour ARI inundation	N/A	0%	Not accepted as POS. Considered to be a deduction from the gross subdivisible area
• Greater than 1 year but ≤ 5 year ARI inundation	Restricted	100% (up to 1/5 of POS allocation)	Refer to Clause 6.2
• Greater than 5 year but ≤ 100 year ARI inundation	Unrestricted	100%	Refer to Clause 6.3
• Constructed permanent water body performing a drainage function	N/A	0%	Not accepted as POS
• Artificial lined water body	N/A	0%	Not accepted as POS

Other			
<ul style="list-style-type: none"> Entry Statements (where not a component of a larger usable area) 	N/A	0%	<ul style="list-style-type: none"> Not accepted as POS. Entry statements are not considered useable space by the community



Schedule 2

PUBLIC OPEN SPACE HIERARCHY – CITY OF WANNEROO

	DESCRIPTION & PURPOSE	ACCEPTABLE SIZE	WALKABLE DISTANCE ¹	OTHER CRITERIA	UNACCEPTABLE CRITERIA	STANDARD REQUIREMENT
POCKET PARK	Pocket parks are small parcels of POS provided within a neighbourhood that primarily serve an amenity and recreation function, although they are sometimes too small to function effectively as a recreation open space. They may also serve valuable functions as community meeting places or places for relaxation. They often specifically exist to retain significant vegetation or cultural and physical landmarks.	<5000sqm	N/A	<ul style="list-style-type: none"> Located throughout neighbourhoods Low maintenance May be a smaller space within a town or city centre that serves a social or recreational function. May incorporate significant trees or other vegetation May incorporate drainage infrastructure May be provided to improve accessibility to POS in areas where larger spaces are not feasible. May play a connectivity role as part of a linear POS network 	<ul style="list-style-type: none"> Pocket parks proposed at the expense of the appropriate provision of other POS types in the hierarchy (as determined by the City). Pocket parks created solely for drainage purposes where it may be feasible to include in alternate sites greater than 5000sqm. 	<ul style="list-style-type: none"> 2 x Benches/Seating 2 x Play equipment items or nature play with sand or mulch soft fall where applicable (refer Clauses 7.8 – 7.9 of this Policy) Shade over play area⁵ Park sign wall with signage panel and plate as per City of Wanneroo signage style guide Internal circulation paths Access required for maintenance vehicles, service vehicles and emergency vehicles Earthworks and retaining as required Full landscaping (with native revegetation, water wise planting and tree planting) Hydrozoned Irrigation w/ bore licence to be provided in accordance with Schedule 6 Tree/bush retention where possible
LOCAL	Service the regular small-scale recreation needs of the immediate surrounding population (e.g. dog walking, children's play, relaxation). They provide opportunity to reflect local character and sense of place through retention of significant trees, cultural and physical landmarks. They often play a drainage function as part of an urban water management strategy.	5000sqm – 1.0 ha	Max 400m (5min walk)	<ul style="list-style-type: none"> Located on pedestrian network to maximise access. Located throughout neighbourhoods. Located adjacent to residences to maximise passive surveillance. May play a connectivity role as part of a linear POS network 	<ul style="list-style-type: none"> POS parcels where the principal purpose is an Entry Statement to a housing estate. 	<ul style="list-style-type: none"> 3 x Benches/seating 4 x Play equipment items or nature play with sand or mulch soft fall (refer Clauses 7.8 – 7.9 of this Policy) Shade over play area⁵ 1 x Picnic setting covered Bin(/s) (dependant on size) Internal circulation paths Park sign wall with signage panel and plate as per City of Wanneroo signage style guide Access required for maintenance vehicles, service vehicles and emergency vehicles Earthworks and retaining as required Full landscaping (with native revegetation, water wise planting and tree planting) Hydrozoned irrigation w/ bore licence to be provided in accordance with Schedule 6 Tree/bush retention where possible
NEIGHBOURHOOD	Are similar to local spaces but are generally larger and able to provide for recreation and informal active pursuits simultaneously. They are more of a destination for the local community and may incorporate accessible remnant bushland or conservation areas. Neighbourhood spaces may serve a recreational, sports or conservation function. POS incorporating a single playing field is considered to be a Neighbourhood space under this Policy.	1.0 – 7.0ha (Recreation) 4.0 – 7.0ha (Sports)	Max 800m (10min walk)	<ul style="list-style-type: none"> Located central to the catchment³ to maximise accessibility. Located adjacent to residences to maximise passive surveillance. May be collocated with primary school facilities to upgrade school playing field to senior capacity or create a community hub. Designed generally in accordance with <i>Schedule 3</i> 	<ul style="list-style-type: none"> POS sites of less than 3.0ha co-located with primary schools. 	<p><u>Neighbourhood Recreation</u></p> <ul style="list-style-type: none"> 6 x Benches/Seating 6 x Play equipment items or nature play with sand or mulch soft fall (refer Clauses 7.8 – 7.9 of this Policy) Shade over play area⁵ 2 x Picnic settings covered Bin(/s) (dependant on size) Internal circulation paths Pedestrian/cycle paths (external) Bike rack Security Lighting Bollards as required Park sign wall with signage panel and plate as

						<p>per City of Wanneroo signage style guide</p> <ul style="list-style-type: none"> • Access required for maintenance vehicles, service vehicles and emergency vehicles • Earthworks and retaining as required • Full landscaping (with native revegetation, water wise planting and tree planting) • Hydrozoned Irrigation w/ bore licence to be provided in accordance with Schedule 6 • Tree/bush retention where possible <p><u>Neighbourhood Sports</u></p> <ul style="list-style-type: none"> • 6 x Benches/seating • Designated play area • 6 x Play equipment items or nature play with sand or mulch soft fall (refer Clauses 7.8 – 7.10 of this Policy) • Shade over play area⁵ • 4 x Picnic settings covered • 2 x Drinking fountains • 1 x Barbeque • 4 x Fitness equipment units • Multi-use half court • Cricket practice nets • Cricket wicket • Goals (dependant on use) • Bin(s) (dependant on size) • Multipurpose senior sports oval (as per Clause 4.5) • Sport amenities building (change room, toilets, kiosk) • Security Lighting • Internal circulation paths • Pedestrian / cycle paths (external) • Bike rack/s • Car parking • Earthworks and retaining as required • Full landscaping (with native revegetation, water wise planting and tree planting) • Hydrozoned irrigation w/ bore licence to be provided in accordance with Schedule 6 • Bollards • Access required for maintenance vehicles, service vehicles and emergency vehicles • Park sign wall with signage panel and plate as per City of Wanneroo signage style guide • Tree/bush retention where possible
DISTRICT	Principally provide for organised sporting use, yet are large enough to accommodate a variety of concurrent uses including informal recreation, children's play, picnicking, dog walking, social gatherings and individual activities. District open space may also serve conservation and environmental management goals and can include areas of undeveloped land with natural/native vegetation and wetlands. Often include higher order	7.0 – 20ha	N/A (Unless serving a local or neighbourhood function, where the appropriate catchment shall apply)	<ul style="list-style-type: none"> • May be co-located with High Schools to create district community hub. • Should be located close to major roads and other community facilities; • Should be easily accessible by pedestrians, cyclists and motor vehicles. • Designed generally in accordance with <i>Schedule 3</i> 	<ul style="list-style-type: none"> • Sites adjacent or in close proximity to residences should be avoided or appropriate buffers provided so as to minimise impact of noise, traffic and light spill. 	<ul style="list-style-type: none"> • 8 x Benches/seating • 8 x Play equipment items or nature play with sand or mulch soft fall (refer Clauses 7.8 – 7.10 of this Policy) • Shade over play area⁵ • 6 x Picnic settings covered • 2 x Drinking fountains • 2 x Barbeques

	recreation infrastructure (clubrooms, floodlights, multipurpose courts etc.)					<ul style="list-style-type: none"> 4 x Fitness equipment units Basketball half court Bin(s) (dependant on size) 4 x Goals (dependant on use) 2 x Cricket practice wickets 2 x Cricket wickets 2 x Multipurpose hard courts 2 x Multipurpose senior sports ovals (as per Clause 4.5) Pedestrian / cycle paths (external) Internal circulation paths Bike rack/s Bollards Access required for maintenance vehicles, service vehicles and emergency vehicles Car Parking Toilets and Change rooms Security Lighting Full landscaping (with native revegetation, water wise planting and tree planting) Hydrozoned irrigation w/ bore licence to be provided in accordance with Schedule 6 Park sign wall with signage panel and plate as per City of Wanneroo signage style guide Tree/bush retention where possible
REGIONAL⁴	<p>Regional Open Spaces are generally the largest provisions of space in the community. They are the focal points for community activity and/or active sport and are capable of intense, frequent use by large numbers of people. Regional spaces attract visitors from across the metropolitan area and are not restricted to any one local government area.</p> <p>May be a:</p> <ul style="list-style-type: none"> large scale sporting complex with multiple precincts (e.g. Kingsway Regional Sporting Complex), community destination that attracts large numbers of visitors (regional beach node, Yanchep activity node) conservation precinct (see <i>Schedule 4</i>) <p>Regional spaces are generally allocated outside the structure planning process by the WAPC in partnership with Local Government.</p>	20-50+ ha	N/A (Unless serving a local or neighbourhood function, where the appropriate catchment shall apply)	<ul style="list-style-type: none"> Should be accessible by public transport routes and major access roads. Should be located such that the impact on residents is able to be minimised, especially noise, traffic and light spill. Should be located such that it minimises negative impact on the surrounding environment – both built and natural. Access and management of water both on and off site is critical. Site constraints should be minimised (e.g. topography, culturally significant sites, significant clearing) to ensure economic viability. 	<ul style="list-style-type: none"> Sites adjacent or in close proximity to residences should be avoided or appropriate buffers provided so as to minimise impact of noise, traffic and light spill. 	Not applicable.

CONSERVATION	Conservation spaces can provide settings for the community to access and enjoy nature, and protect local biodiversity. They may include bushland, coastal areas and wetlands. Sites are managed to enable recreational access while protecting local ecological and biodiversity values.	4.0 – 7.0ha ²	N/A	<ul style="list-style-type: none"> • May be co-located with sports/recreation POS. • Shall be accessible by the community for recreational use (may be achieved through controlled access to walk trails through the site, or the co-location of natural areas with developed sports and/or recreation open space to provide an activated interface with natural areas (Refer to Schedule 3 for example concept). • 	<ul style="list-style-type: none"> • Sites that do not satisfy the requirements of the Conservation Viability Assessment • Restricted access conservation areas (i.e. fenced off from the public with no controlled access) 	<ul style="list-style-type: none"> • No earthworks except where it pertains to grading for universally accessible trails • Weed control management strategy • Tree/bush retention • 3m wide vehicle access gates for maintenance, service and emergency vehicles (includes fire access) • Cement stabilised limestone trail surfacing • Benches/Seating (off access track on concrete pad) • Directional or Interpretative signage • Pedestrian access control gates (where appropriate) • Conservation fencing • Development and implementation of an approved Conservation Area Management Plan* • Park sign wall with signage panel and play as per City of Wanneroo signage style guide
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1. Walkable distance means the maximum desirable distance that the nominated POS type should be located from dwellings.

2. Ultimate size of conservation areas is impacted by viability assessment as outlined in Schedule 5.

3. Catchment means the residential area serviced by the walkable distance of the nominated POS type.

4. Although the provision of Regional POS is outside the scope of this policy, it is included in the hierarchy for context, as all classifications are related and the use of one POS type is directly influenced by the other and vice versa.

5. The City's preference is for tree planting as primary shade provider for playgrounds and picnic areas; however the City requires the installation of a shade sail until such time as tree shade is adequate.

6. Development and implementation of a Conservation Area Management Plan to provide for environmental restoration, protection and maintenance, and activation of the POS for a recreational use and maintenance of ecological function.

Schedule 3

PLAY EQUIPMENT ITEMS

This table is to be read in conjunction with Clauses 7.8 – 7.10 of this Policy

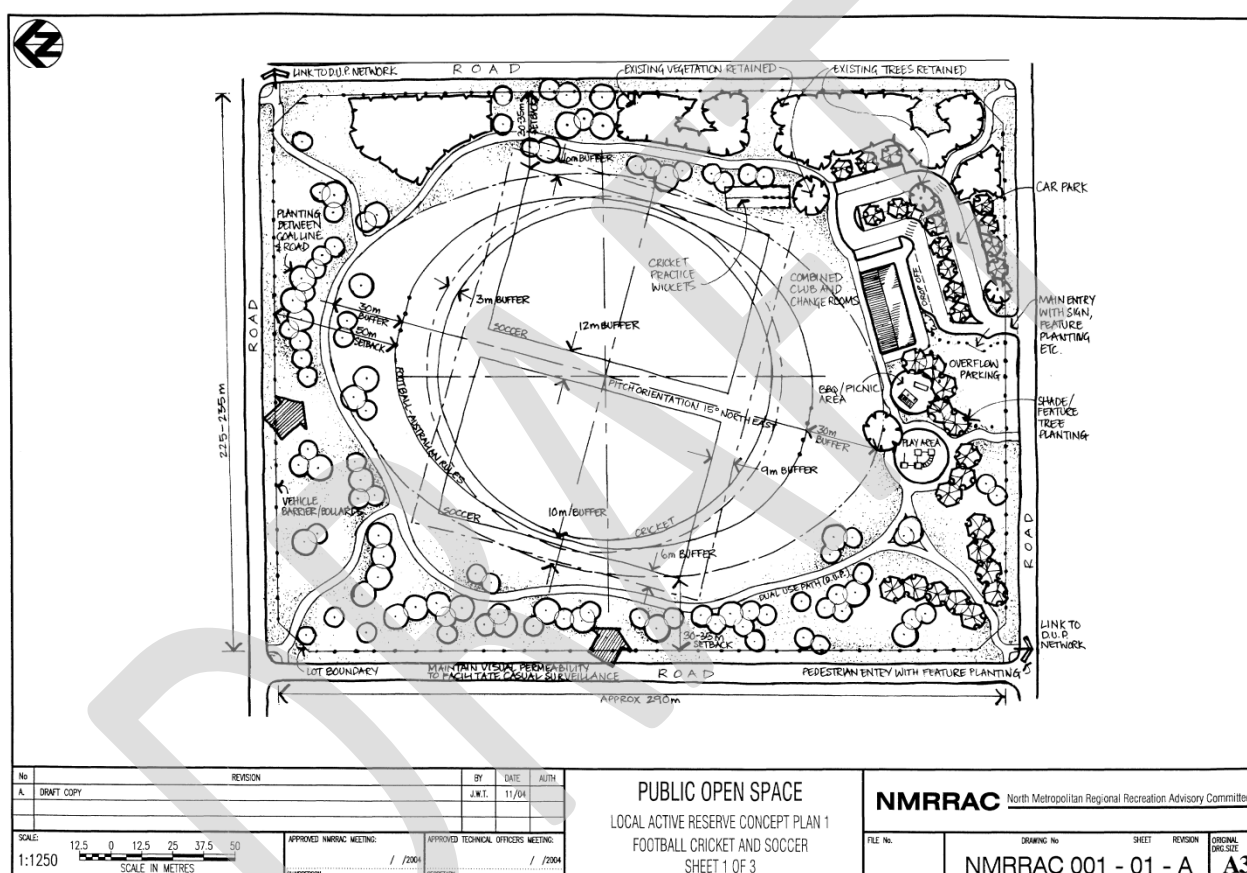
POS type (as per POS Hierarchy)	Play equipment items accepted by the City*
Pocket Park	<ul style="list-style-type: none"> 1 x Swing frame with one senior swing and one toddler swing (3m maximum height) 1 x slide (1.5m maximum height)
Local Park	<ul style="list-style-type: none"> 1 x Swing frame with one senior swing and one toddler swing (3m maximum height) 1 x slide (1.8m maximum height) 1 x small combination unit (16m² maximum footprint, 3.5m maximum height) 1 x rocker (one spring)
Neighbourhood Recreation	<ul style="list-style-type: none"> 1 x Swing frame with two senior swings (3.5m maximum height) 1 x birds nest swing (3.5m maximum height) 1 x medium combination unit (40m² maximum footprint, 3.8m maximum height) 1 x small rope pyramid (40m² maximum footprint) 1 x slide (2.5m maximum height) 1 x rocker (two springs)
Neighbourhood Sport	<ul style="list-style-type: none"> 1 x Swing frame with two senior swings (3.5m maximum height) 1 x birds nest swing (5.5m maximum height) 1 x large combination unit (60m² maximum footprint, 3.8m maximum height) 1 x small rope pyramid (40m² maximum footprint) 1 x slide (2.5m maximum height) 1 x rocker (four springs)
District	<ul style="list-style-type: none"> 1 x Swing frame with two senior swings (3.5m maximum height) 1 x birds nest swing (5.5m maximum height) 1 x large combination unit (60m² maximum footprint, 3.8m maximum height) 1 x medium combination unit (40m² maximum footprint, 3.8m maximum height) 1 x small rope pyramid (40m² maximum footprint) 1 x slide (2.5m maximum height) 1 x rocker (four springs) 1 x rocker (four springs)

*The maximum footprint of an item is calculated as the item's length x width (does not include soft fall)

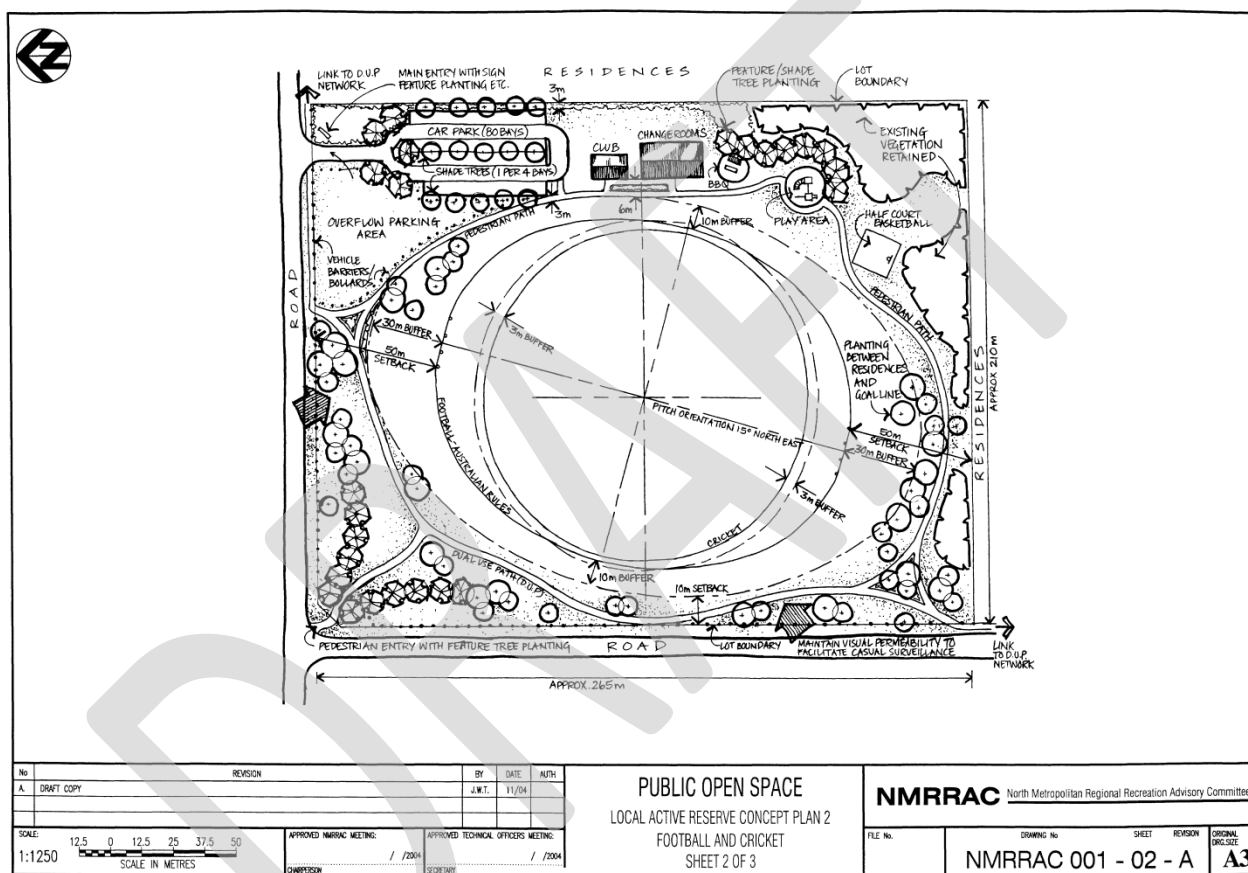
Schedule 4

EXAMPLE PUBLIC OPEN SPACE CONCEPT PLANS

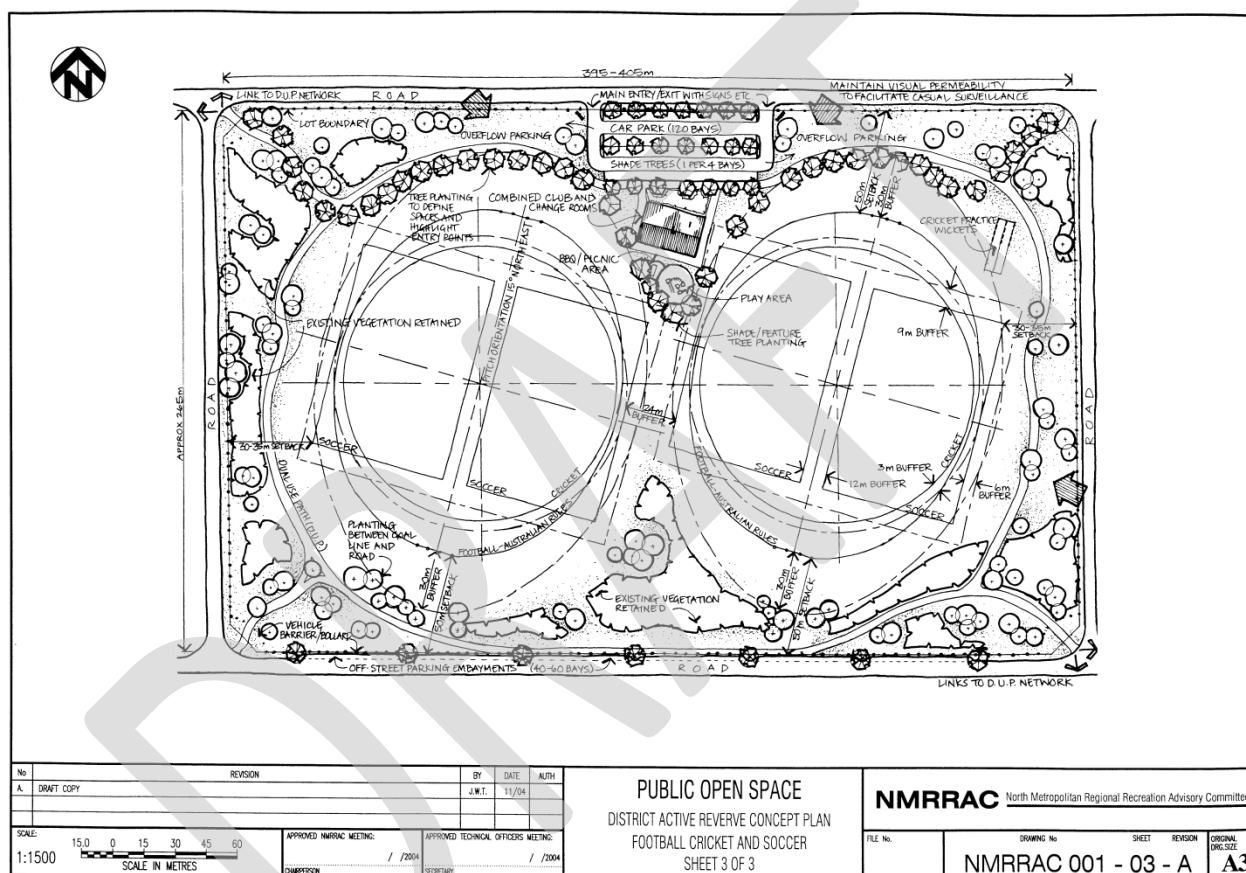
MODEL TEMPLATE –Neighbourhood Sport Open Space (Football/Cricket)



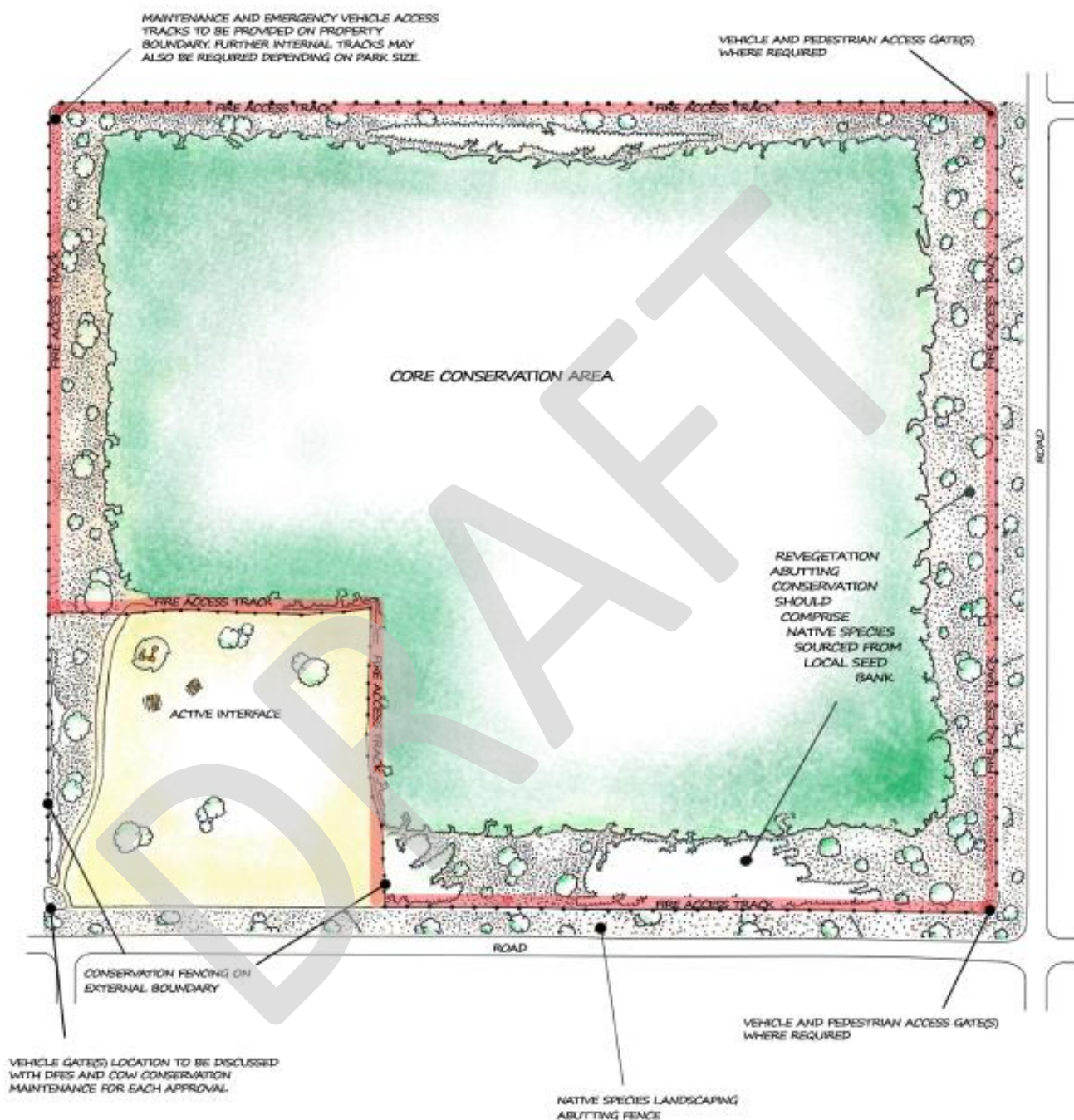
MODEL TEMPLATE – Neighbourhood Sport Open Space (Multipurpose)



MODEL TEMPLATE –District Sport Open Space



MODEL TEMPLATE – Conservation Open Space



Schedule 5

VIABILITY ASSESSMENT TABLE

Adapted from: *Local Government Biodiversity Planning Guidelines for the Perth Metropolitan Region* (del Marco et al, 2004).

POS areas identified for retention for the purpose of conservation will be expected to be viable to ensure long-term survival and reduce ongoing maintenance costs. Viability shall be determined using the following table. A minimum score of 14 is required for a conservation POS area to be considered to be viable.

Viability Factor	Category	Score
Size	Greater than 20ha	5
	Greater than 10ha less than 20ha	4
	Greater than 4ha less than 10ha	3
	Less than 4ha	2
	Less than 1ha	1
Shape	Circle, square or squat rectangle	3.5
	Oval, rectangle or symmetrical triangle	3
	Irregular shape with few indentations	2.5
	Irregular shape with many indentations	2
	Long thin shape with large proportion of area greater than 50 m wide	1.5
	Long thin shape with large proportion of area less than 50 m wide	1
Perimeter to Area Ratio	Less than 0.01	4
	Greater than 0.01 less than 0.02	3
	Greater than 0.02 less than 0.04	2
	Greater than 0.04	1
Vegetation Condition	Pristine	10 x % =
	Excellent	8 x % =
	Very Good	6 x % =
	Good	4 x % =
	Degraded	0 x % =
	Completely Degraded	0 x % =
	Total Calculated Score	
Connectivity	Forms part of a Regional Ecological Linkage* and is contiguous with a protected natural area** greater than 4ha	5
	Not part of a Regional Ecological Linkage but contiguous with a protected natural area greater than 4ha	4.5
	Forms part of a Regional Ecological Linkage and is within 500 m of more than 2 protected natural areas having an area greater than 4 ha	4
	Not part of a Regional Ecological Linkage but within 500 m of more than 2 protected natural areas having an area greater than 4 ha	3.5
	Forms part of a Local Ecological Linkage*** and is contiguous with a protected natural area greater than 4ha	3
	Not part of a Local Ecological Linkage but contiguous with a protected natural area greater than 4ha	2.5
	Forms part of a Local Ecological Linkage and is within 500 m of more than 2 protected natural area having an area greater than 4 ha	2
	Not part of a Local Ecological Linkage but within 500 m of more than 2 protected natural area having an area greater than 4 ha	1.5
	Forms part of a Regional or Local Ecological Linkage but is not within 500 m of any protected natural areas having an area greater than 4ha	1

* Regional Ecological Linkages are those defined by the Perth Biodiversity Project or the Gnangara Sustainability Strategy and are depicted by Figure 4 in the City's Local Biodiversity Strategy.

** Figure 5 of the City's Local Biodiversity Strategy defines protected natural areas.

*** Figure 4 in the City's Local Biodiversity Strategy depicts local Ecological Linkages, however, the formation of new local linkages in new development areas should be considered as part of local structure planning.

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Schedule 6

IRRIGATION REQUIREMENTS

From Department of Water North West Corridor Water Supply Strategy

To provide essential public parkland at maximum efficiency and ensure the orderly and equitable allocation of water, POS shall be irrigated in accordance with the design criteria in the table below.

Design criteria		
Type of POS	Description	% of site area that is irrigated
Active	*Regional/ District playing fields	64%
	*Neighbourhood playing fields	59%
Passive	Pocket parks	33%
	High schools/ Primary schools	30%
	Streetscapes/ Entry statements	Establishment only

* preferably co-located with schools