
AUTHORISATION	Adopted 19 October 2010 (PS02-10/10)
REVIEW	Biannual. Next scheduled review 2012.

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.

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 Policy does not apply to 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.

Context

Appropriately sized, located and designed Public Open Space is instrumental in delivering a number of community benefits related to:

- **Population health** - Attractiveness and appropriately sized public open space encourages higher levels of physical activity and community use. Further, local access to walkable public open spaces is essential for physical health benefits and can result in improved self-esteem and mood.
- **Environment** – Public Open Space can provide green relief from the built environment, reduce the 'heat island' effect, improve air quality through mitigation of airborne pollutants, enhance stormwater management and improve quality of water run-off. Vegetated areas provide habitat for flora and fauna, which can contribute to increased biodiversity within urban ecosystems.
- **Community development** - The presence of attractive, well-maintained open spaces encourages higher levels of use and positive social interaction.

- **Community education** - Social interaction and creative play by children occur in playgrounds and open spaces. Parks also provide opportunities for children to learn about nature.
- **Sense of place** – Public Open Space helps create a sense of place, which is associated with feelings of well being, community satisfaction and cohesion, neighbourhood attachment, place identity and meaning, local sentiment and belonging.

Despite the benefits of public open space being well recognised, current policy and process often does not result in public spaces that deliver these outcomes. Following are the key issues experienced by the City of Wanneroo with regard to the planning of public open space:

- **The cost of providing POS infrastructure** – the City has a large amount of undeveloped public open spaces, with an expectation by the community that they will be developed with infrastructure such as irrigated turf, BBQs, picnic areas, playgrounds and sports facilities. A clear position is required on the City's expectations of developers with regard to development of POS as part of subdivision.
- **Access to secure water supply for irrigation**- in many cases the City is now unable to secure a water licence for the irrigation of public open space, both active and passive. As this resource is likely to be difficult to come by in the future, a smarter approach to the planning and design of public open space is required.
- **Long-term maintenance costs** – the ongoing cost of maintaining POS beyond the period of developer maintenance is significant, particularly where the standard of development is above what is normally provided by the City of Wanneroo.
- **Lack of variety in POS design** – when land is fully cleared and levelled to make way for development, POS needs to be built from the ground up, resulting in spaces that reflect the visions of landscape architects rather than local character. This results in public space appearing similar in all developments and a loss of individual attributes and sense of place between suburbs.
- **Large number of small pocket parks** – The impact of Liveable Neighbourhoods has resulted in a large number of small pocket parks that have little practical use for passive recreation, and are generally of similar design and function. Although this generally improves accessibility, it appears to be at the expense of larger, more flexible spaces.
- **Lack of appropriately sized spaces for sporting use** – In newer developments, active POS is generally of insufficient size and shape to accommodate senior sporting competitions. Further, they are generally not suited to providing for a range of sporting activity. Future spaces need to be flexible in their design such that the space can react to the changing needs of the population and accommodate appropriate turf management practices for active sport.
- **Incorporation of bushland and drainage areas into the POS allocation** – With state policy now permitting bushland, wetlands and drainage within public open space, this impacts on the ability to provide suitably sized and located POS for recreational use.

- **Co-located POS and schools not providing good outcomes** – Liveable Neighbourhoods promotes the co-location of POS with school sites in the interest of dual use. Although this is supported in principle by the City of Wanneroo in recognition of the numerous potential benefits associated with shared facilities, it is not currently resulting in more usable spaces for the community. Co-location now appears to be used as the norm, instead of where there is benefit in doing so.

Purpose

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.

The Policy should be read in conjunction with Liveable Neighbourhoods (WAPC, Oct 07) and other City of Wanneroo policies where relevant as below:

- Landscape Upgrades to Distributor Roads and Parks Policy;
- Council Reserves and Parks Policy;
- Acquisition and Development of Community Purpose Sites Policy; and
- Wetlands Local Planning Policy 4.1.

Although this policy is generally consistent with, and provides local interpretation of Liveable Neighbourhoods, it does differ where it is considered necessary to ensure the best outcomes for the City of Wanneroo community.

Objective

To ensure new POS areas provide a balance between:

- A diversity of recreational uses and options for the community;
- The predicted active recreational needs of the community;
- Conservation of local natural assets;
- High levels of amenity;
- Affordability; and
- Environmental sustainability.

Part 2

GENERAL POLICY PROVISIONS

1. Provision of Public Open Space

- 1.1 A minimum 10% of the gross sub-divisible area shall be ceded as public open space as per Liveable Neighbourhoods.
- 1.2 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.
- 1.3 Less than 10% may be considered appropriate in centre zones where higher densities are proposed subject to:
 - 1.3.1 A minimum of 10% POS being provided in the wider catchment (i.e. outside the centre) ; and
 - 1.3.2 The balance of POS being paid as Cash-in-Lieu to enhance the quality of the POS provided in the wider catchment.
- 1.4 Clauses 1.2 to 1.3 shall be subject to discussion and approval of the City of Wanneroo following consultation with the applicant and relevant authorities.
- 1.5 Applicants shall provide the necessary information as outlined in Schedule 1 to support and justify the proposed provision of POS.
 - 1.5.1 A POS Schedule shall be provided for all applications that outlines the overall POS provision (as per liveable neighbourhoods) as well as detail on the proposed purpose, function, and size of each individual POS and their percentage contribution towards overall POS provision.
- 1.6 POS shall be classified as either unrestricted POS or restricted POS as per Liveable Neighbourhoods. Schedule 2 outlines the types of POS applicable to each of these categories.
- 1.7 Schedule 3 illustrates the general process expected by the City of Wanneroo by which POS should be planned for any particular area.

Unrestricted POS

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

Restricted POS

- 1.9 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 2 of this part (Allocation and Distribution of POS) have been met.
- 1.10 Restricted POS in excess of 2% of the gross sub-divisible area shall not be credited towards the overall POS obligation.
- 1.11 Restricted POS provided in excess of 2% of the gross sub-divisible area (in accordance with Clause 1.9) shall be considered as a deduction from the gross subdivisible area.

Cash-in-Lieu of POS

- 1.12 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.
- 1.13 Where Cash-in-lieu is considered acceptable under Clause 1.12, 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.
- 1.14 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*.

2 Allocation and Distribution of POS

2.1 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 generally be in accordance with the requirements of the POS Hierarchy shown at Schedule 4.

2.2 Unless otherwise provided for by Clause 2.3 of this policy, POS shall:

2.2.1 be located within the nominated walkable distances from dwellings prescribed by Schedule 4 or where no distances are provided, in accordance with other location criteria as specified;

2.2.2 be of a minimum size for the relevant type of POS as per Schedule 4; and

2.2.3 be fit for its intended purpose in terms of:

- Location
- Size
- Shape
- Topographical nature

2.3 Exceptions

2.3.1 The provision of a District Open Space (See Clause 2.5) shall negate the need for a Neighbourhood and Local POS within the walkable catchment of the District Open Space location;

2.3.2 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

2.3.3 POS exhibiting “unacceptable criteria” as per Schedule 4 shall not be accepted.

Active POS

2.4 A minimum of 4% of the gross sub-divisible area shall be allocated for active POS unless the City is satisfied (as part of its assessment of the application) that one or more of the following criteria are met:

- there is already sufficient existing active POS within close proximity;
- in the case of a subdivision, active POS is identified elsewhere in an endorsed District Structure Plan or Local Structure Plan;
- the provision of 4% active 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% active POS would have an adverse affect on walkability/connectivity of POS in the locality.

2.5 A district active 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);

2.6 Organised/formal sporting functions shall be restricted to neighbourhood, district and regional level POS.

2.7 Where possible, the grouping of active playing fields to create more multipurpose active precincts should be explored.

Conservation POS

2.8 A minimum of three percent (3%) of the gross sub-divisible area shall be provided as POS for the purposes of conservation and passive recreation where 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 should be ecologically viable and meet the minimum viability criteria described in Schedule 6.

2.9 Where less than 3% of the subdivisible area has natural assets worth conserving, the maximum amount shall be retained.

2.10 POS provided for the purpose of local conservation shall be accessible by the community for recreational use. This may be achieved through controlled access to walk trails through the site, or the co-location of natural areas with developed active and/or passive open space to provide an activated interface with natural areas (Refer to Schedule 5 for example concept).

- 2.11 Subject to conservation POS being accessible by the public in accordance with Clause 2.9 (including fenced areas with controlled access), the City will accept the inclusion of conservation areas as unrestricted POS.
- 2.12 The provision of restricted access conservation areas (i.e. fenced off from the public with no controlled access) will not be accepted and shall not contribute to the overall 10% obligation.
- 2.13 Approval by the City of Wanneroo and the Department of Education and Training is required where conservation open space is co-located with schools.

POS in Industrial Areas

- 2.14 POS shall be provided within industrial areas in accordance with Clause 2.15 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 a passive recreation opportunity; and
 - Stormwater can be appropriately treated without using POS to serve a drainage function.
- 2.15 POS in industrial areas shall:
- constitute between 2% and 5% of the gross subdivisible area;
 - provide an opportunity for passive 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 passive recreation those environmental assets already ceded for ongoing management.

Community Purpose Sites

- 2.16 Unless otherwise provided for by Clause 2.17 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.

- 2.17 The inclusion of community purpose sites as part of the public open space contribution may be acceptable subject to:
- 2.17.1 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 active use of the POS);
 - 2.17.2 A need being identified by a community development plan or other community needs study;
 - 2.17.3 The allocation being subject to the provision requirements of restricted open space (See Clauses 1.9 – 1.11); and
 - 2.17.4 Discussion and approval of the City of Wanneroo
- 2.18 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.

3 Location of POS

- 3.1 Individual POS shall form part of an interconnected network of spaces for the purposes of encouraging pedestrian movement, ecological connectivity and improving public amenity.
- 3.2 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 that define and adjoin it must be located, designed and managed to promote informal surveillance and use.

Co-location of POS with School Sites

- 3.3 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 final precinct being able to accommodate:
 - a senior size playing field (recommended 173 x 143 = 2.47ha 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.
- Approval of the City of Wanneroo and Department of Education and Training.

4 Design of POS

- 4.1 Design of POS shall have due regard for the design principles at Schedule 7;
- 4.2 POS shall be designed to
- Maximise environmental sustainability;
 - Include alternatives to irrigated turf where possible;
 - 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).
- 4.3 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 of local native species.
- 4.4 Natural ground levels shall be retained where possible to suit the intended function of the POS.

Active POS Design

- 4.5 To ensure maximum potential for Active POS to accommodate a full variety of recreational activity, Active POS shall be designed generally in accordance with the development models illustrated at Schedule 5. Appropriate space shall be provided for:
- formal playing fields;

- buffers to roads and other infrastructure;
- passive/unstructured recreation areas; and
- pavilions, carparks and other sporting infrastructure (e.g. cricket nets, batting cages, baseball backnets etc).

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.

4.6 The playing field component of Active POS sites shall:

- 4.6.1 be of uniform shape, with preference given to square or rectangular;
- 4.6.2 be graded (either naturally or through development) to allow for surface water runoff/drainage, with a slope of no greater than 1:200;
- 4.6.3 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;
- 4.6.4 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

5 Urban Water Management within POS

- 5.1 The inclusion of urban water management measures within POS is supported in accordance with water sensitive urban design principles subject to Clauses 5.2 to 5.6 below.
- 5.2 Unusable drainage areas (unsafe drainage areas; fenced drainage areas; unlandscaped drainage areas; unmanaged drainage areas) shall not be accepted in the development of land.

- 5.3 Constructed permanent waterbodies (e.g. ornamental lakes) shall not be accepted in the development of land unless approved by the City of Wanneroo as part of best practice water management.
- 5.4 Stormwater runoff from the 1 year, 1 hour Average Recurrence Interval (ARI) event shall be infiltrated or otherwise treated within the lot and road network. Where this is not possible due to site characteristics, flows shall not enter the unrestricted component of public open space;
- 5.5 Infiltration/treatment areas for up to the 5 year ARI event may contribute to the maximum 2% restricted POS liability where they:
- 5.5.1 Are safe, managed, unfenced and landscaped;
 - 5.5.2 Are usable by the community for recreation or amenity;
 - 5.5.3 Are compliant with the provisions of the *Chironomid Midge and Mosquito Risk Assessment Guide for Constructed Waterbodies (Department of Health, 2007)*; and
 - 5.5.4 Are approved as part of the POS provision at Local Structure Planning stage by the City of Wanneroo.
- 5.6 Infiltration areas for up to the 100 year ARI event may be included within POS and contribute to the unrestricted POS liability where they:
- 5.6.1 Are safe, managed, unfenced, and landscaped;
 - 5.6.2 Are useable by the community for recreation;
 - 5.6.3 Are compliant with the provisions of the *Chironomid Midge and Mosquito Risk Assessment Guide for Constructed Waterbodies (Department of Health, 2007)*;
 - 5.6.4 Do not include flows from short term events up to and including the 5 year ARI event; and
 - 5.6.5 Are approved as part of the POS provision at Local Structure Planning stage by the City of Wanneroo.
- 5.7 Conformance with Clauses 5.2 through 5.6 shall be demonstrated through the development of a Local Water Management Strategy, lodged with any structure plan application.

6 Development of POS

6.1 Approval Requirements for the Development of POS

- 6.1.1 Where subdivision applications propose the creation of open space, the City shall in its response to the Western Australian Planning Commission, request that a condition be imposed requiring the applicant to develop the open space to the minimum standard defined in Schedule 8 of this policy.
- 6.1.2 Development of POS above minimum standards may be acceptable subject to approval of designs by the City of Wanneroo. The future of infrastructure considered to be 'over-provision' following completion of maintenance responsibility is to be agreed prior to development. Whole-of-life cost estimates may be required to support provision of these items.
- 6.1.3 In accordance with sub-clause 6.1.1 (above), any works associated with those defined in Schedule 8 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.
- 6.1.4 The applicant shall provide adequate details and information to enable a comprehensive assessment and evaluation of infrastructure drawings, which identify those features defined in Schedule 8 of this policy. The City will consider these drawings in accordance with the "*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, prior to granting approval to the subdivisional and landscaping works.
- 6.1.5 No clearing of vegetation of other works shall occur within the area of open space until the City of Wanneroo has granted approval for the subdivisional working drawings and associated landscaping plans.

- 6.1.6 In the absence of a valid subdivisional approval issued by the Western Australian Planning Commission, or where the works are not listed in Schedule 8 (minimum standard of development), planning approval may be required in accordance with Part 6 of the City of Wanneroo District Planning Scheme Number 2.
- 6.1.7 A Building Licence will be required for all structures as defined by the Building Code of Australia.

7 Maintenance of POS

- 7.1 The City will accept handover of POS after two years from practical completion, subject to the following:
 - 7.1.1 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;
 - 7.1.2 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;
 - 7.1.3 the developer providing the City with annual metered bore water usage data for any irrigated public open space during the term of their maintenance period, to demonstrate compliance with the water licence allocation for that area; and
 - 7.1.4 the developer providing the City with as-constructed drawings and asset management data for the public open space and any facilities/infrastructure contained therein.
- 7.2 Should the conditions of Clause 7.1 not be met, the maintenance period will be reviewed and an additional period of developer maintenance may be required.
- 7.3 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.

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.

8 Consultation

- 8.1 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.
- 8.2 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.

Definitions

Active 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 passive recreational purposes.

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, community facilities or land set aside for arterial roads.

Passive 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

REQUIRED SUPPORTING INFORMATION

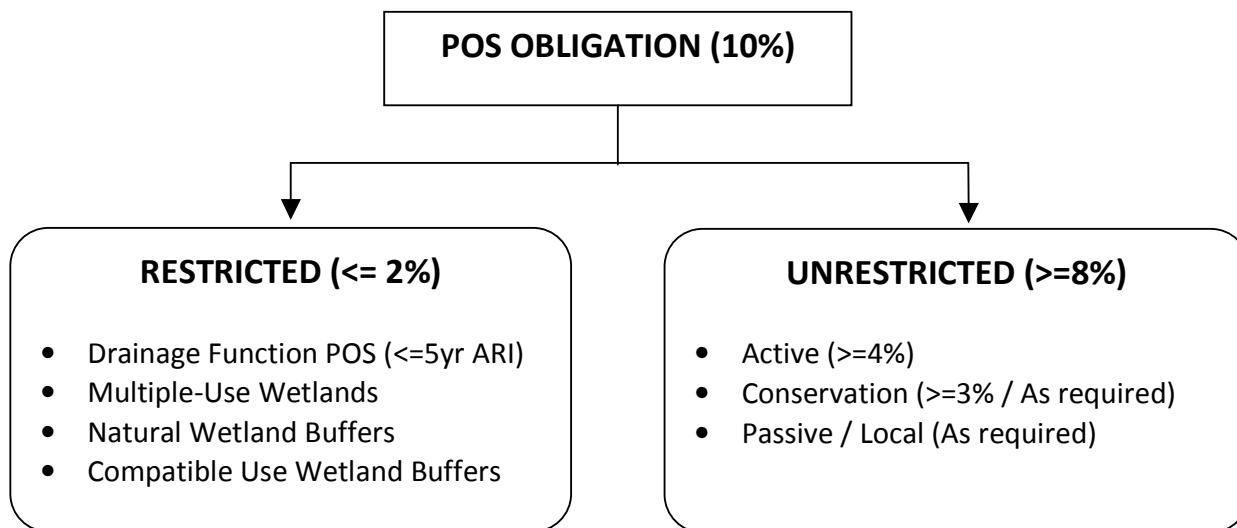
- Minimum information required to support application
- Information may be required to support application dependant on nature of proposal

SUPPORTING INFORMATION	PLANNING PROPOSAL				
	A SCHEME AMENDMENT	B LOCAL STRUCTURE PLAN	C DETAILED AREA PLAN	D SUBDIVISION PROPOSAL	E DEVELOPMENT APPLICATION
Public Open Space Schedule		●	●	●	
Public Open Space Strategy		○			
Public Open Space Concept Master Plan	○	●	○	○	
Financial Assessment Report		○	○		
Local Water Management Strategy	○	●	○		
District Water Management Strategy	○				
Conservation POS Viability Assessment (Refer Schedule 6)	○	●	○		
Vegetation Management Plan	○	●	●	○	

Schedule 2 POS CATEGORIES

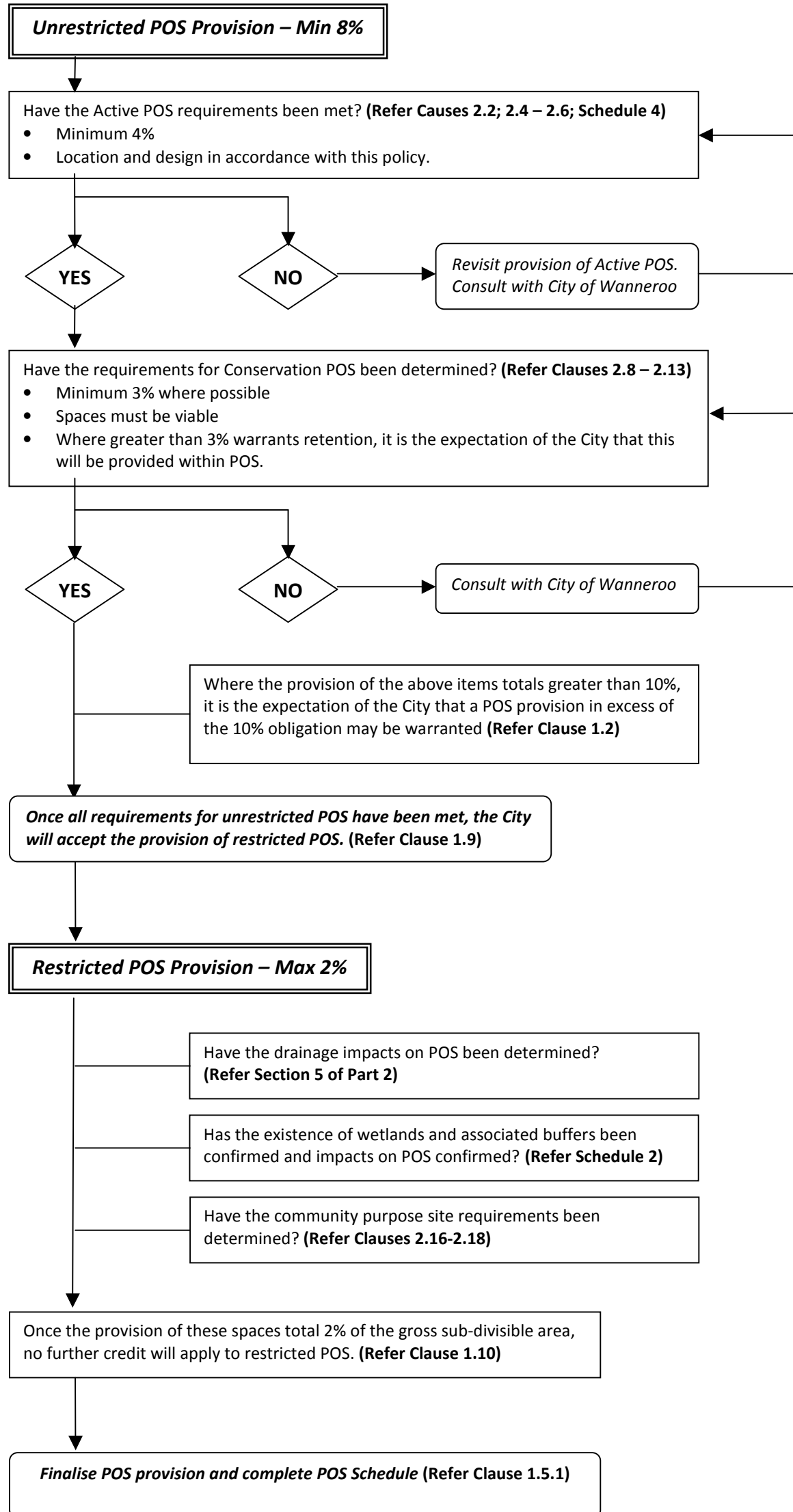
POS PROPOSAL	POS CATEGORY	CREDIT	CONDITIONS / COMMENTS
Active / Passive POS			
• Active POS	Unrestricted	100%	Refer to Clause 4.6
• Unconstrained Local / Passive POS	Unrestricted	100%	
Conservation POS			
• Natural assets	Unrestricted	100%	Refer to Clauses 2.7 – 2.12
• Inaccessible natural assets	N/A	0%	Refer to Clause 2.11. Considered to be a deduction from the gross subdivisible area
Wetlands and Buffers			
• Conservation category wetlands <i>(Refer LPP 4.1: Wetlands for wetland definitions)</i>	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>(i.e. buffers in a natural state)</i>	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>(i.e. buffers where vegetation is completely degraded, permitting low impact uses)</i>	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 □ of POS allocation)	Refer to Clause 5.3
• Greater than 5 year but <=100 year ARI inundation	Unrestricted	100%	Refer to Clause 5.4
• 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			
• 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 3
GENERAL P.O.S. PLANNING PROCESS

The figure below outlines the broad process expected by the City when planning the provision of public open space in a development. It illustrates the priority with which different types of POS should be planned, but is not intended to fully represent the provisions of the policy, nor does it include all the requirements of the planning process.



Schedule 4

PUBLIC OPEN SPACE HIERARCHY – CITY OF WANNEROO

	DESCRIPTION & PURPOSE	ACCEPTABLE SIZE	WALKABLE DISTANCE ¹	OTHER CRITERIA	UNACCEPTABLE CRITERIA
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 provide a space for informal active recreation. 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 May be a smaller space within a town or city centre that serves a social or passive recreation 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"> Sites of less than 5000sqm unless approved by the City of Wanneroo (e.g. tree retention, city centre purposes) Pocket Parks unnecessarily playing the role of a local park Pocket parks proposed at the expense of the appropriate provision of other POS types in the hierarchy (as determined by the City).
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"> Sites of less than 5000sqm unless approved by the City of Wanneroo (e.g. tree retention, city centre purposes) POS parcels where the principal purpose is an Entry Statement to a housing estate.
NEIGHBOURHOOD	Are similar to local spaces but are generally larger and able to provide for passive 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 passive, active or conservation function. POS incorporating a single playing field is considered to be a Neighbourhood space under this Policy.	1.0 – 7.0ha (Passive) 4.0 – 7.0ha (Active) 4.0 – 7.0ha (Conservation) ²	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 5</i> 	<ul style="list-style-type: none"> POS sites of less than 3.0ha co-located with primary schools.
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 recreation infrastructure (clubrooms, floodlights, multipurpose courts etc.)	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 5</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.

<p>REGIONAL⁴</p>	<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 6</i>) <p>Regional spaces are generally allocated outside the structure planning process by the WAPC in partnership with Local Government.</p>	<p>20-50+ ha</p>	<p>N/A (Unless serving a local or neighbourhood function, where the appropriate catchment shall apply)</p>	<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.
------------------------------------	---	------------------	---	---	--

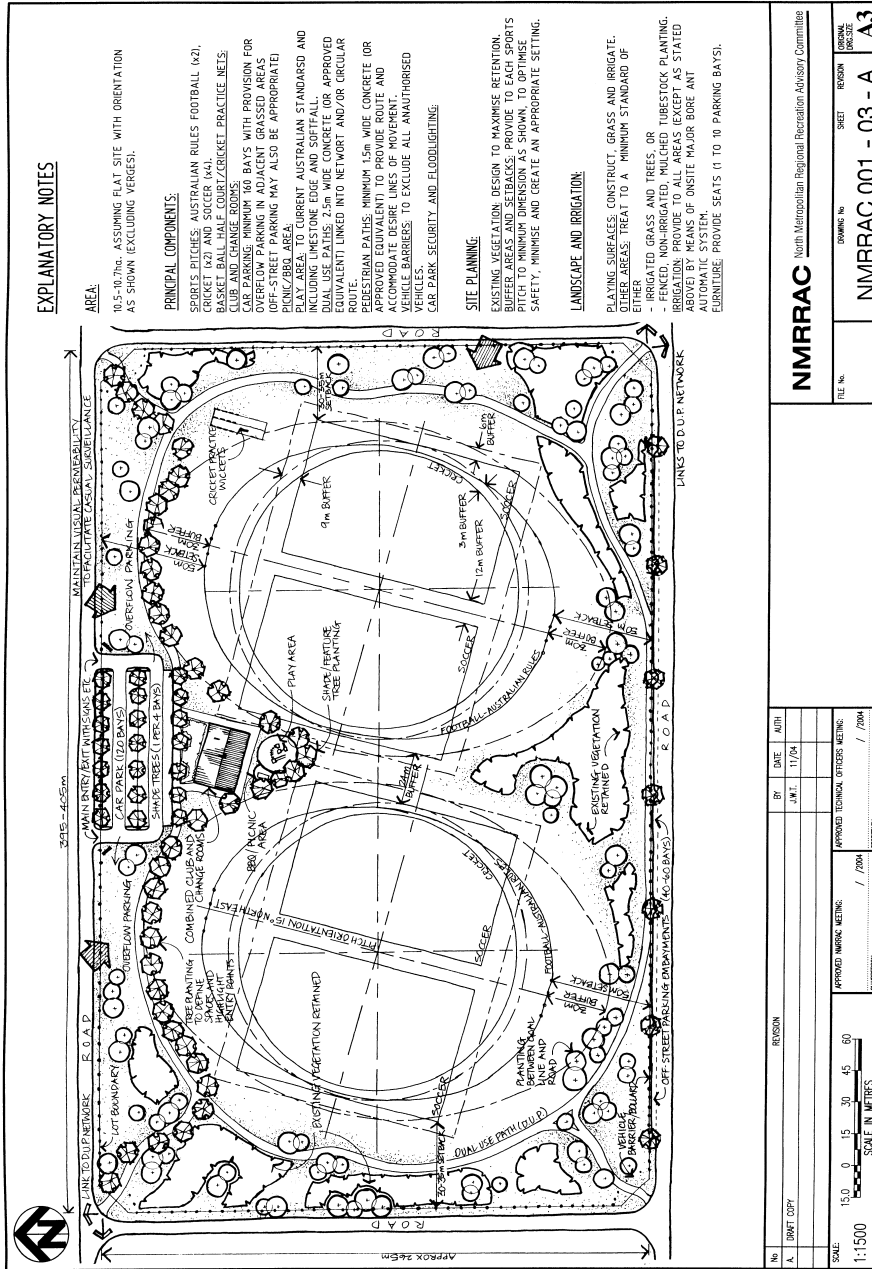
1. Walkable distance means the maximum desirable distance that the nominated POS type should be located from dwellings.

2. Ultimate size of conservation areas is impacted by viability assessment as outlined in Schedule 6.

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.

MODEL TEMPLATE – District Active Open Space



EXPLANATORY NOTES

AREA:
 10.5-10.7ha. ASSUMING FLAT SITE WITH ORIENTATION AS SHOWN (EXCLUDING VERGES).

PRINCIPAL COMPONENTS:
 SPORTS PITCHES: AUSTRALIAN RULES FOOTBALL (A2), CRICKET (A2) AND SOCCER (A4).
 BASKETBALL HALF COURT/CRICKET PRACTICE NETS.
 PLAY AREA.
 CAR PARKING: MINIMUM 100 BAYS WITH PROVISION FOR OVERFLOW PARKING IN ADJACENT GRASSED AREAS (OFF-STREET PARKING MAY ALSO BE APPROPRIATE).
 PICNIC/BBQ AREA.
 PLAY AREA: TO CURRENT AUSTRALIAN STANDARDS AND INCLUDING ONE EDGE OF PLAY EQUIPMENT FOR EQUIVALENT LINKED INTO NETWORK AND/OR CIRCULAR ROUTE.
 PEDESTRIAN PATHS: MINIMUM 1.5m WIDE CONCRETE (OR APPROVED EQUIVALENT) TO PROVIDE ROUTE AND LINK TO EXISTING LINKS OF MOVEMENT.
 VEHICLE BARRIERS: TO EXCLUDE ALL UNAUTHORISED VEHICLES.
 CAR PARK SECURITY AND FLOODLIGHTING.

SITE PLANNING:
 EXISTING VEGETATION: DESIGN TO MAXIMISE RETENTION. BUFFER AREAS AND SETBACKS: PROVIDE TO EACH SPORTS PITCH TO MINIMUM DIMENSION AS SHOWN. TO OPTIMISE SAFETY, MINIMISE AND CREATE AN APPROPRIATE SETTING.

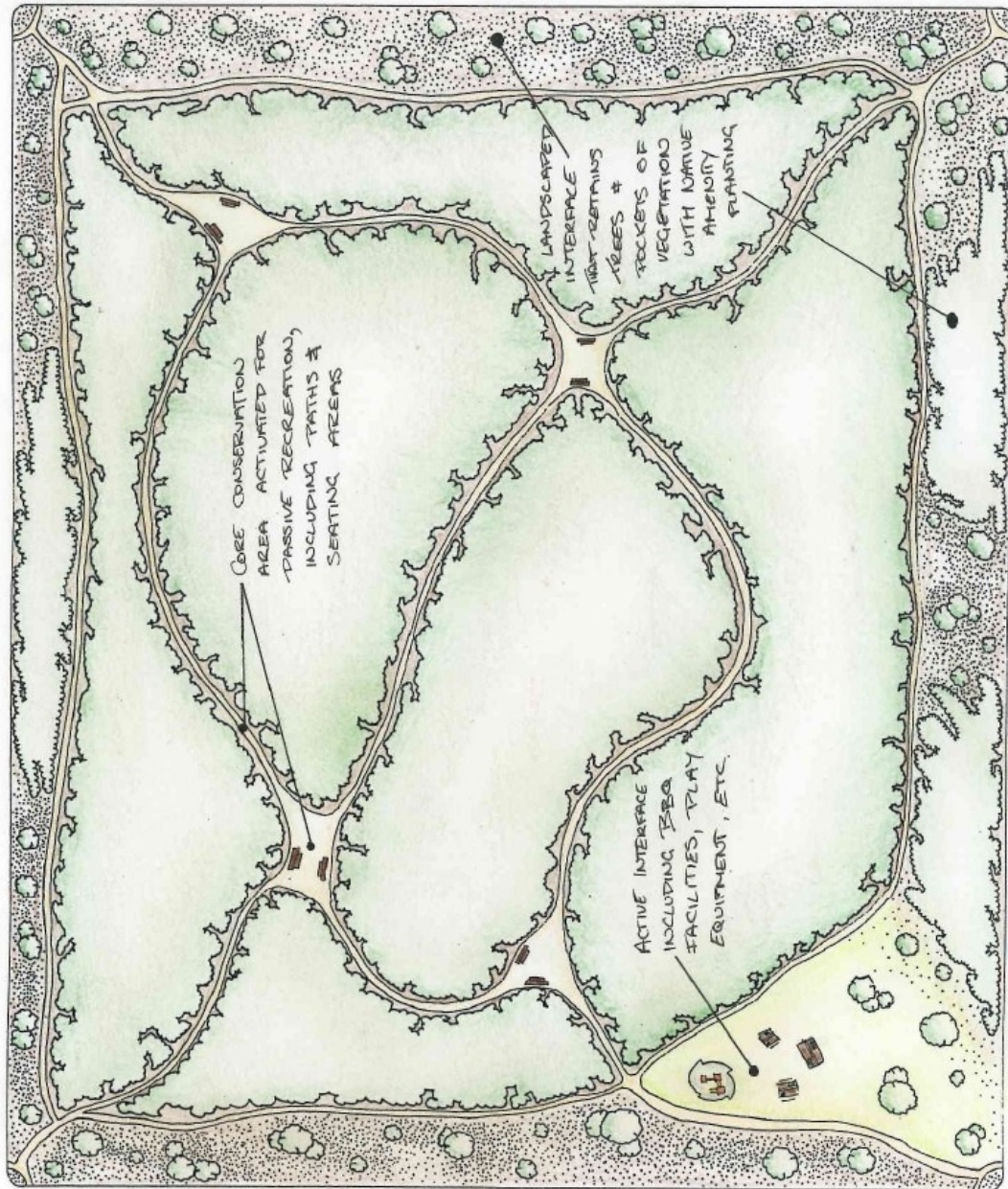
LANDSCAPE AND IRRIGATION:
 PLAYING SUBAREAS: CONSTRUCT GRASS AND BRIGATE. OTHER AREAS: TREAT TO A MINIMUM STANDARD OF EITHER:
 - IRRIGATED GRASS AND TREES, OR
 - FENCED, NON-IRRIGATED, MULCHED TUBESTOCK PLANTING. IRRIGATION SYSTEMS TO BE STATED ABOVE BY MEANS OF ON-SITE MAJOR BORE AND AUTOMATIC SYSTEM.
 FURNITURE: PROVIDE SEATS (1 TO 10 PARKING BAYS).

NMRRAC North Metropolitan Regional Recreation Advisory Committee	
FILE NO.	NMRRAC 001 - 03 - A
DRAWING NO.	A3
SHEET	REASON
REASON	A3

NO.	REVISION	BY	DATE	AUTH
1.	DRAFT COPY		11/04	
APPROVED WORKING MEETING:		APPROVED TECHNICAL OFFICERS MEETING:		
DISAPPROVED		DISAPPROVED		

SCALE: 1:1500
 15.0 0 15 30 45 60
 SCALE IN METRES

MODEL TEMPLATE – Conservation Open Space



Schedule 6

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	2 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 4 ha	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.

Schedule 7

POS DESIGN PRINCIPLES

From Healthy Places & Spaces, Planning Institute of Australia, 2009

Amenity

Design public open space so that it:

- protects and enhances the environmental, cultural and heritage values of an area;
- assists with place-making by building on the special attributes of an area, eg. hill tops, ridges, rocky outcrops, remnant vegetation, water features, views, vistas, and incorporating community art projects/public art;
- is pleasant and welcoming, eg. through embellishments such as landscaping, park furniture (seats, drinking fountains) and lighting;
- is well maintained and actively managed; and
- is safe and perceived to be safe such as by providing lighting and areas that can be viewed by people.

Accessibility

Ensure open space is:

- distributed throughout an area providing equitable access to all residents;
- easily accessible via public transport where appropriate;
- easily accessible via the walking and cycling network and with adequate bicycle parking facilities;
- connected where practicable with a broader open space network throughout the area; and
- universally accessible and compliant with disability access requirements.

Useability

Ensure open space:

- is of a sufficient size and shape to cater for its intended purpose;
- is adaptable, catering for multiple users and types of activities;
- has access to appropriate facilities associated with moderate to vigorous physical activity; and
- is shared by a number of user groups, for example, school ovals could form part of the open space network and be available out of school hours for community use.

Schedule 8

MINIMUM DEVELOPMENT REQUIREMENTS [†]

TYPE OF POS (as per hierarchy)	MINIMUM DEVELOPMENT REQUIRED		OVER PROVISION**
	All POS (All items required)	Dependent on Function (Select as required)	Optional
Local	<ul style="list-style-type: none"> • Earthworks and retaining required • Vegetation retention • • Park Furniture 	<ul style="list-style-type: none"> • Waterwise landscaping • Native revegetation • Garden beds • Hydrozoned irrigation w/ bore licence • Natural turf • Internal circulation paths • • Children's playspace • Bollards ***** 	<ul style="list-style-type: none"> • Basketball/netball ring & hardstand (up to ½ court size) • Sports goals • Artificial / Synthetic turf**** • Public Art ***
Neighbourhood Passive	<ul style="list-style-type: none"> • Earthworks and retaining as required • Pedestrian / cycle paths (external) • Vegetation retention where possible • Native revegetation • • Park Furniture 	<ul style="list-style-type: none"> • Natural turf • Hydrozoned irrigation w/ bore licence • • Internal circulation paths • Security lighting • Children's playspace • Garden beds • Bollards ***** 	<ul style="list-style-type: none"> • Basketball/netball ring & hardstand (up to ½ court size) • Sports goals • BMX tracks • BBQs • Drink fountain • Artificial / Synthetic turf**** • Public Art ***
Neighbourhood Active	<ul style="list-style-type: none"> • Earthworks and retaining as required • Pedestrian / cycle paths (external) • Hydrozoned irrigation w/ bore licence • Natural turf • Security lighting • Vegetation retention where possible • Bollards • Park Furniture 	<ul style="list-style-type: none"> • Basketball/netball ring & hardstand (up to ½ court size) • Sports goals • Children's playspace • Exercise equipment • Cricket nets • Central cricket wickets • • Internal circulation paths • Drink fountain • Artificial / Synthetic turf **** • Garden beds • Toilets • Carparking 	<ul style="list-style-type: none"> • Hard courts (tennis, netball) • Bocce courts • Floodlighting • Skate Park • Public Art *** • BBQs
District Active	<ul style="list-style-type: none"> • Earthworks as required • Vegetation retention • Pedestrian / Cycle Paths (around perimeter of POS) • Hydrozoned irrigation w/ 	<ul style="list-style-type: none"> • Car Parking • Children's playspace • Exercise equipment • Basketball/netball ring & hardstand (up to ½ court 	<ul style="list-style-type: none"> • Hard courts (tennis, netball) • Bocce courts • Floodlighting • Toilets

	<ul style="list-style-type: none"> bore licence Natural turf Security lighting Bollards Park Furniture 	<ul style="list-style-type: none"> size) Sports goals Cricket nets Central cricket wicket Drink fountain Artificial / Synthetic turf **** Garden beds 	<ul style="list-style-type: none"> Changerooms Public Art ***
Conservation	<ul style="list-style-type: none"> No earthworks Access control gates (where appropriate) Development and implementation of a management plan * Conservation fencing Park furniture 	<ul style="list-style-type: none"> Signage Limestone trail surfacing 	<ul style="list-style-type: none"> Seating Shade shelters Interpretation signage Directional signage Alternative trail surfacing Public Art ***

[†] List is not exhaustive and is to be read in conjunction with standard subdivisional conditions. Additional infrastructure subject to discussion and approval of the City of Wanneroo.

* Development and implementation of a management plan to provide for environmental restoration, protection and maintenance, and activation of the POS for passive recreational use and maintenance of ecological function.

** Subject to agreement with CoW on ongoing management following end of developer maintenance period.

*** Subject to discussions with City of Wanneroo Art Development Officer

**** The City encourages alternatives to irrigated turf, depending on the size and use of the area, however discussion is required with the City of Wanneroo where the installation of artificial surfaces is being considered.

***** The City may require bollards on Local and Neighbourhood Passive POS to be temporary fixtures that are used during establishment and then removed prior to the City accepting management responsibility. Subject to discussion and approval of the City of Wanneroo.