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**REVIEW**              Biennial. Next scheduled review 2025.

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## Part 1

### POLICY OPERATION

#### Policy Development

This policy has been prepared under clause 4 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS 2 or Scheme).

#### 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;
- Local Development Plans;
- Subdivision applications; and
- Development applications.

The purpose of this policy is to:

- Ensure that POS is delivered in a manner which optimises community benefit;
- Provide local interpretation of the Western Australian Planning Commission's (WAPC) Liveable Neighbourhoods Operational Policy (Liveable Neighbourhoods); and
- Guide Council, its officers and applicants in the planning for POS in urban areas.

#### Relationship to Other Policies, Guidelines and Documents

This Policy should be read in conjunction with DPS2, as well as the State and local policies, guidelines and other documents referred to in Schedule 1.

In the event of any inconsistency between this Policy and the Scheme, the Scheme will prevail. In the event of any inconsistency between this Policy and any City of Wanneroo specification or guideline, this Policy will prevail.

## Objective

To ensure POS areas provide a balance of the following:

- Sufficient sites for sporting activities;
- A diversity of recreational uses and options for the community;
- Natural areas protecting local natural assets whilst providing the community with managed access;
- Incorporation of water sensitive urban design principles;
- Appropriate levels of amenity, in accordance with Schedule 3;
- Affordability (including consideration of future maintenance costs, asset replacement costs, Total Life Cycle costs, and economic benefits); and
- Environmental sustainability.

## Structure

This Policy consists of two parts:

**Part 1 Policy Operation:** Includes the policy objectives.

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

- Structure Planning;
- Provision, allocation and distribution of POS;
- Design requirements of POS; and
- Development requirements of POS;

## Part 2

### GENERAL POLICY PROVISIONS

#### 1. Public Open Space Masterplan

1.1 In support of any proposed local structure plan that proposes to include POS, the City will require a Public Open Space Masterplan ('POS Plan') which is to include the following information:

- a) All proposed POS in the structure plan area to be shown in a POS Schedule prepared in accordance with Liveable Neighbourhoods;
- b) Size (in square metres) and type of each POS;
- c) Proposed facilities to be accommodated in each POS (including any proposed variations to the Standard Development Requirements contained in Schedule 3);
- d) High level play space strategy for each POS containing play items (including proposed play area location, age group/s to be accommodated, type/s of play items (e.g. natural elements, off-the-shelf);

- e) Location of significant trees to be retained in POS (in accordance with a Significant Tree Survey);
- f) Indicative area (in square metres) of permanent irrigation of turf for each POS;
- g) Calculations demonstrating compliance with the POS design criteria and reduced average irrigation rate (refer to Schedule 6 – Irrigation Requirements) as outlined in the City of Wanneroo and Department of Water’s North West Corridor Water Supply Strategy’;
- h) Water Supply Strategy, including Bore and Mainline Plan, for the proposed irrigation system;
- i) Proposed small, minor and major rainfall event drainage management areas to be contained in POS;
- j) POS which is proposed as a result of, and subject to, conditions imposed under *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act), including Federal Government approved areas that are not part of the 10% POS Contribution;
- k) Proposed function/s of POS (sport, nature and/or recreation);
- l) Green links to be considered between conservation areas and POS; and
- m) Fire mitigation measures that may impact on proposed POS amenity.

1.2 The POS Masterplan will be subject to ongoing assessment throughout the life of the development of the structure plan area. The POS Masterplan (including its Bore and Mainline Plan) will therefore be an evolving document that may change throughout the life of the development of the structure plan area.

## 2. Provision of Public Open Space

2.1 A minimum 10% of the gross subdivisible area is to be ceded as POS, as per Liveable Neighbourhoods.

2.2 POS is to be classified as either unrestricted POS or restricted POS as per Liveable Neighbourhoods.

2.3 As per Liveable Neighbourhoods and relevant management plans, foreshore reserves abutting the coast and wetlands (and the wetlands themselves) which are required by the WAPC to be ceded free of cost shall not form part of the 10% POS contribution, and should not be included in the gross subdivisible area.

2.4 Subject to approval by the City, greater than 10% may be considered acceptable and/or necessary where there are specific environmental (e.g arising from EPBC Act or *Environmental Protection Act (1986)* approval conditions), 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 sport 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) may be required to be prepared by the applicant.

### 3. Unrestricted POS

- 3.1 Unrestricted POS must constitute a minimum of 8% of the gross subdivisible area as per Liveable Neighbourhoods.
- 3.2 In accordance with Liveable Neighbourhoods, a POS schedule and relevant management plans must identify the intended function (Table 1) of the POS.

**Table 1: Liveable Neighbourhoods POS Function Classification**

Function	Purpose	Examples
<b>Sport</b>	Provides POS for structured or organised sporting activities, accommodating playing surfaces, buffer zones, and supplementary infrastructure requirements.	<ul style="list-style-type: none"> <li>• Sporting ovals of appropriate size for competition use;</li> <li>• Outdoor basketball/netball/tennis courts;</li> <li>• Recreation centres (i.e gyms, squash courts, swimming pools); and</li> <li>• Associated infrastructure (i.e parking, club rooms, training areas, storage)</li> </ul>
<b>Recreation</b>	Provides POS for informal play and physical exercise, while encouraging opportunities for social interaction and relaxation.	<ul style="list-style-type: none"> <li>• Playgrounds;</li> <li>• Community purpose sites (i.e halls, libraries, community gardens);</li> <li>• Piazza and civic squares;</li> <li>• Skate parks;</li> <li>• Dog exercise areas;</li> <li>• Farmers markets; and</li> <li>• Picnic/BBQ areas.</li> </ul>
<b>Nature</b>	Provides POS for people to connect and enjoy nature, while protecting it's environmental values.	<ul style="list-style-type: none"> <li>• Native vegetation retention (where not classified as deducted or restricted open space);</li> <li>• Walking trails through native vegetation areas;</li> <li>• Nature play areas;</li> <li>• Active coastal and riverine foreshores (where not classified as deducted or restricted open space); and</li> <li>• Areas for quiet contemplation and reflection.</li> </ul>

#### 3.3 *Sport POS*

- 3.3.1 Sport POS should be provided and designed in accordance with Liveable Neighbourhoods.
- 3.3.2 The City will require that a minimum of 4% of the gross subdivisible area be allocated for sport POS unless the City is satisfied that one or more of the following criteria are met:
- a) there is already sufficient existing sport POS within close proximity;

- b) in the case of a subdivision, sport POS is identified elsewhere in an endorsed District Structure Plan or Local Structure Plan;
  - c) the provision of 4% sport POS would result in an un-usable space for active recreation (i.e. too small);
  - d) the land is constrained by environmental/natural/physical/cultural factors; and
  - e) the provision of 4% sport POS would have an adverse effect on walkability/connectivity of POS in the locality.
- 3.3.3 A district sport POS is to be provided for every two (2) government high schools planned within a development area (i.e. 1 per 13,000-14,000 lots);
- 3.3.4 Organised/formal sporting functions are to be restricted to neighbourhood, district and regional level POS.
- 3.3.5 Where possible, the grouping of sports playing fields to create multipurpose sports precincts should be investigated.

#### 3.4 *Nature POS*

- 3.4.1 Nature POS should be provided and designed in accordance with Liveable Neighbourhoods.
- 3.4.2 POS provided for this purpose should be ecologically viable and meet the minimum viability criteria described in Schedule 5.
- 3.4.3 Nature POS is to be accessible by the public in accordance with Liveable Neighbourhoods (including fenced areas with controlled access).
- 3.4.4 When designing and providing nature POS, the following standard requirements must be addressed:
- a) No earthworks except where it pertains to grading for universally accessible trails;
  - b) Weed control management strategy;
  - c) Tree/bush retention;
  - d) 3m wide vehicle access gates for maintenance, service and emergency vehicles (includes fire access);
  - e) Cement stabilised limestone trail surfacing;
  - f) Benches/Seating (off access track on concrete pad);
  - g) Directional or Interpretative signage;
  - h) Pedestrian access control gates (where appropriate);
  - i) Development and implementation of a management plan; and
  - j) Park sign wall with signage panel and play as per City of Wanneroo signage style guide.

- 3.4.5 Approval of the City of Wanneroo and the Department of Education is required where nature POS is co-located with schools.
- 3.4.6 Consultation with the City of Wanneroo is required to determine the appropriate vesting order for nature POS.
- 3.4.7 Stormwater drainage facilities should not be co-located in nature POS where it may impact the conservation values of the nature POS. Such nature POS should also not have passive recreation areas adjacent if this may impact on the conservation values of the nature POS.

### 3.5 *Recreation POS*

Recreation POS should be provided and designed in accordance with Liveable Neighbourhoods, and Schedule 3 and Schedule 4 of this Policy.

## 4. *Restricted POS*

- 4.1 Restricted POS may constitute a maximum credit of 2% of the gross subdivisible area as per Liveable Neighbourhoods where the requirements for unrestricted open space in Section 6 (Allocation and Distribution of POS) have been met.
- 4.2 Restricted POS in excess of 2% of the gross subdivisible area shall not be credited towards the overall POS obligation.
- 4.3 Restricted POS provided in excess of 2% of the gross subdivisible area (in accordance with Clause 4.2) shall be considered as a deduction from the gross subdivisible area.

## 5. *Cash-in-Lieu of POS*

- 5.1 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.
- 5.2 Where Cash-in-lieu is considered acceptable under Clause 5.1, 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.
- 5.3 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*.

## 6. Allocation and Distribution of POS

- 6.1 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 3.
- 6.2 Unless otherwise provided for by Clause 6.3 of this Policy, POS shall:
- a) be located within the nominated walkable distances from dwellings prescribed by Schedule 3 or where no distances are provided, in accordance with other locational criteria as specified;
  - b) be of a minimum size for the relevant type of POS as per Schedule 3; and
  - c) be fit for its intended function and use in terms of its:
    - Location;
    - Size;
    - Shape; and
    - Topographical Features.
- 6.3 Exceptions
- 6.3.1 The provision of a District Open Space may negate the need for a Neighbourhood and Local Open Space within the walkable catchment of the District Open Space location;
- 6.3.2 The location of a Neighbourhood Open Space may negate the need for a Local Open Space within the walkable catchment of the Neighbourhood Open Space location; and
- 6.3.3 POS exhibiting “unacceptable criteria” as per Schedule 3 shall not be accepted.

## 7. POS in Industrial Areas

- 7.1 POS is to be provided within industrial areas in accordance with Clause 7.2 of this Policy, and have regard for Guidelines for Industrial Development (Perth NRM, May 2020), unless the City is satisfied that the following criteria are met:
- a) The industrial area is not of sufficient size to warrant POS provision;
  - b) There is appropriate POS located within an 400m radius of the industrial area that can provide sufficient opportunity for recreation; and
  - c) Stormwater can be appropriately treated without using POS to serve a drainage function.

- 7.2 POS in industrial areas should constitute between 2% and 5% of the gross subdivisible area. The City will accept 2% provided sufficient POS areas are provided for the following functions:
- a) Provide an opportunity for unstructured recreation during working hours (lunch breaks etc.) and to improve amenity within a built environment;
  - b) 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;
  - c) Contribute to improved stormwater quality through water sensitive urban design;
  - d) Act as a buffer to non-industrial land uses where necessary;
  - e) Retain natural assets where possible; and
  - f) Seek to activate for recreation those environmental assets already ceded for ongoing management.

## 8. Community Purpose Sites

- 8.1 Unless otherwise provided for by Clause 8.2 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 is to be subject to discussion and negotiation with the City of Wanneroo, unless otherwise determined.
- 8.2 The inclusion of community purpose sites as part of the POS contribution may be acceptable subject to:
- a) 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);
  - b) A need being identified by a community development plan or other community needs study;
  - c) The allocation being subject to the provision requirements of restricted open space (See Clauses 4.1 – 4.3); and
  - d) Discussion with and approval of the City of Wanneroo.
- 8.3 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.

## 9. Location of POS

- 9.1 Individual POS should form part of an interconnected network of spaces for the purposes of encouraging pedestrian movement, ecological connectivity and improving public amenity.



- 9.2 POS is to be located to maximize accessibility and safety for the community in accordance with Crime Prevention Through Environmental Design (CPTED) principles:
- a) 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; and
  - b) 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.

#### 10. Co-location of POS with School Sites

- 10.1 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 should be investigated (but not assumed) at each site and is subject to:
- a) Creation of a larger, more multipurpose recreation or community precinct as a result of the co-location; and
  - b) The provisions of the City's Joint Development and Shared Use Facilities with Department of Education Policy, and its associated protocol and Memorandum of Understanding between the City and the Department of Education.
- 10.2 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.

#### 11. Subdivision and POS Design

- 11.1 Landscape and Irrigation Design Drawings for each POS included in a proposed plan of subdivision are to be submitted and provided prior to clearance of the relevant conditions of subdivision.
- 11.2 Landscape and Irrigation Design Drawings are to be prepared in accordance with the City's relevant design specifications and guidelines, as advised by Administration.
- 11.3 If the subdivision proposal is subject to a POS Masterplan that has been approved by the City, and the subdivision proposal involves any changes to any of the points listed in Clause 1.1, then an updated POS Masterplan, including an updated POS Schedule, will be required to be prepared and submitted for approval by the City.
- 11.4 Prior to the preparation of Landscape and Irrigation Design Drawings, Landscape Concept Plans may be prepared and lodged with the City for the purpose of discussion and preliminary design comment.

- 11.5 POS should be designed to:
- a) Maximise environmental sustainability;
  - b) Be of an acceptable size (refer Schedule 3) and shape to cater for its intended purpose;
  - c) Maximise retention of natural bushland where appropriate. The retention of existing bushland is preferable to clearing and replanting. Where this is not possible, priority should be given to transplanting vegetation, landscaping with mature species, or use of local native species;
  - d) Retain natural ground levels where possible to suit the intended function of the POS;
  - e) Be accessible via the walking and cycling network;
  - f) Ensure universal access is provided to play areas, park furniture and park facilities;
  - g) Reflect best practice in water conservation, harvesting, re-use and irrigation;
  - h) Include initiatives to minimise energy use (through design, product selection, alternative energy sources etc);
  - i) Implement the function/s (sport, nature, recreation) identified for the site as part of an approved POS Plan;
  - j) Where possible, use locally indicative species and local building styles to preserve local heritage and landscape character;
  - k) Make use of local resources and materials that are robust, recycled/recyclable, and environmentally sound;
  - l) Incorporate sufficient safety, lighting and surveillance measures in accordance with the Designing Out Crime Planning Guidelines (WAPC, 2006);
  - m) Where possible, provide incidental play opportunities through incorporation of landscape elements, in addition to designated play areas; and
  - n) Protect any significant heritage sites or features.
- 11.6 The City will approve areas of irrigated turf in POS where it:
- 11.6.1 Has a valid licence to take water issued by the Department of Water or has applied for a licence to take water and confirmed that sufficient water is available from the groundwater resource, unless an alternative water source is proposed. The licence to take water should be in accordance with the City of Wanneroo and Department of Water's North West Corridor Water Supply Strategy requirements;
  - 11.6.2 Serves a functional purpose. Priority will be given to sports playing fields, followed by recreational areas. i.e. kick-about or picnic areas, followed by lower priority POS functions;
  - 11.6.3 Has a maximum slope of 1:6; and
  - 11.6.4 Is of an approved species (the City's preferred turf species is Pennisetum Clandestinum (Kikuyu)). The City will consider the use of salt tolerant turf species for sites in close proximity to the ocean.

## 12. Sport POS Design

12.1 To ensure maximum potential for sport POS to accommodate a full variety of recreational activity, sport POS should be designed generally in accordance with the City's relevant design specifications and guidelines. Appropriate space shall be provided for:

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

These uses should 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, June 2016) for relevant sporting design criteria.

12.2 The playing field component of sport POS sites will:

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

12.3 All proposed stormwater drainage and associated batters must be located outside of the playing field and safety buffers. Consideration should be given to using the playing field for flood storage for events greater than the 20% AEP (refer to the DWER Decision Process for Stormwater Management in Western Australia, November 2017).

13. Urban Water Management within POS

- 13.1 Issues associated with urban water management measures affecting POS areas are dealt with in LPP4.4: Urban Water Management and the attached design specifications and guidelines.

14. Development of POS

- 14.1 Where a subdivision application proposes the creation of POS, the City will 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 the relevant design specifications and guidelines

- 14.2 The City will consider a proposal to vary the standard requirements where it meets one of the following pre-conditions:

- a) 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;
- b) 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 3) that is supported by a cost-benefit analysis provided by the developer;
- c) Where an agreement is entered into with the City for the developer to pre-fund the cost to maintain and replace the proposed asset for two life cycles of the proposed asset; or
- d) The proposal varies the provision of infrastructure for POS that due to its location (i.e. forms part of a coastal node, co-located with community purpose sites, or within a town centre) serves the catchment of a higher order POS in accordance with Schedule 3.

- 14.3 In assessing a proposal to vary the standard requirements under Clause 14.2, the City will consider the following criteria:

- a) The proposed asset will be located within an appropriate catchment area;
- b) The proposed asset is unlikely to impact the existing or proposed surrounding development through additional noise or additional traffic generated;
- c) The catchment area does not already have access to POS with similar assets;
- d) There are appropriate supporting facilities for the proposed asset where necessary (i.e. parking, toilets);
- e) There is an equal spread of assets proposed within the developable area; and
- f) The proposed asset satisfies the City's safety requirements.

- 14.4 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.
- 14.5 In accordance with Clause 14.1, any works associated with those defined in Schedule 3 will be considered to be subdivisional works and therefore exempt from requiring a separate development approval under the Scheme, unless it is considered by the Manager, Approval Services 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.
- 14.6 In the absence of a valid subdivisional approval issued by the WAPC, or where the works are not listed in Schedule 3, development approval may be required in accordance with Part 6 of the Scheme.
- 14.7 The City may require landscaping works as conditioned by the WAPC to be either completed or bonded prior to clearance of the relevant WAPC conditions.

## 15. Playgrounds

- 15.1 The City will accept a proposal for a playground in POS that satisfies the following criteria:
- The size and scale of play equipment items are consistent with, but not limited to the items identified for the relevant type of POS in Schedule 4;
  - The playground does not exceed the total number of items allowed as the Standard Requirement in Schedule 3;
  - The playground provides opportunities for physical and creative play;
  - The playground accommodates different age groups;
  - The playground complies with the City's safety requirements;
  - Whole-of-life costs for play equipment items have been approved by the City;
  - An asset management plan for play equipment items in accordance with ISO55001 standard has been approved by the City;
  - Developers must provide asset breakdown, materials, TLCC and lifespan of all POS assets;
  - Playgrounds to be on the periphery of natural area POS and not located within the middle of a conservation area; and
  - Preference for sand or mulch softfall to be given. Rubber is to be used in part, for accessibility and high-use areas where there are long term maintenance concerns.

15.2 All playgrounds proposed in parks must make provision for the inclusion of inclusive and accessible play equipment where possible. In parks that are identified as Neighbourhood POS or above, this requirement is compulsory.

16. Barbeques

16.1 A barbeque may be provided in accordance with Schedule 3. A proposal for a barbeque in POS designated as Neighbourhood Recreation must satisfy the following:

- a) There are no barbeques (existing or proposed) located in POS within a 400 metre walkable catchment; and
- b) There are no major barriers preventing access to the POS.

17. Maintenance and Handover of POS

17.1 For any POS maintenance and handover issues refer to City's specifications WD 13C.

17.2 Applicants must provide the City with asset data records at the time of handover, in accordance with A-SPEC requirements. The City requires asset data to be provided for the following:

- a) B-SPEC: A common specification outlining the details of building asset data that is to be supplied in a machine readable format;
- b) D-SPEC: A common specification outlining the details of stormwater drainage and Water Sensitive Urban Design (WSUD) asset data that is to be supplied in a machine readable format;
- c) O-SPEC: A common specification outlining the details of assets within open space and recreation reserves that is to be supplied in a machine readable format; and
- d) R-SPEC: A common specification outlining the details of assets within a road reserve that is to be supplied in a machine readable format.

18. Consultation

18.1 Applicants must 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.

## Definitions

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

**Gross Subdivisible 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 (small rainfall event drainage management areas), community facilities or land set aside for arterial roads.

**Major rainfall event** means events greater than the minor rainfall event and up to and including the 1% annual exceedance probability (100 year critical ARI event).

**Minor rainfall event** means events greater than the small rainfall event and up to and including the 20% annual exceedance probability event (5 year critical ARI event) for residential areas and the 10% annual exceedance probability event (10 year critical ARI event) for commercial and industrial areas as well as arterial roads.

**Nature 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.

**Nature Play** means a space containing natural materials that encourages child-led play, moderated risk taking, decision making, creativity and collaborative play while providing opportunities to connect to nature in a way that is relevant to the site

**Overprovision** means the provision of assets within a local structure plan or subdivision area that is in excess of the standard requirement under Schedule 3.

**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 2015).

**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).

**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), as detailed in Schedule 2.

**Small rainfall event** means events up to and including the 1 exceedance per year event which require runoff management for up to 15mm rainfall depth from constructed impervious areas, other than roofs which require management for up to 10mm rainfall depth in the City of Wanneroo.

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

**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.



## SCHEDULES

### Schedule 1

## RELEVANT POLICIES, GUIDELINES AND OTHER DOCUMENTS

### City of Wanneroo:

- Local Planning Policy 4.1: Wetlands
- Local Planning Policy 4.4: Urban Water Management
- Local Planning Policy 4.8: Tree Preservation
- Local Planning Policy 4.21: Coastal Assets
- Landscape Upgrades to Distributor Roads and Parks Policy
- Acquisition and Development of Community Purpose Sites Policy
- Guidelines for the Subdivision of Land
- WD 13A Public Open Space Landscape Design Specification
- WD13B Streetscapes and Public Access Ways Landscape Design Specifications
- WD 13C Land Development Landscape Submission Process and Requirements
- Park Sign Specification
- Access and Inclusion Plan 2018
- Local Biodiversity Plan
- Environmental Management Plan Guidelines
- Environmental Management Plan Compliance, Auditing & Reporting Policy and Management Procedure
- Pathways Policy
- Street Tree Policy
- WD5 Stormwater Drainage Specifications
- Standard Irrigation Specifications and Drawings
- Joint Development and Shared Use Facilities with Department of Education Policy
- Community Engagement Policy
- Place Framework 2018
- Bonding for Outstanding Works and Management Procedure (draft)
- A-SPEC Digital Data Specifications

### State:

- North West Corridor Groundwater Supply Strategy
- Bushfire Regulations and Firebreak Requirements
- IPWEA Guidelines for Subdivisional Development (IPWEA, 2016)
- Guidelines for Industrial Development, Perth NRM, May 2010
- Utility Providers Code of Practice
- Relevant Federal and State legislation (e.g. Environmental Protection and Biodiversity Conservation Act 1999)
- North-West Sub-regional Planning Framework (WAPC, 2018)
- Sports Dimensions Guide for Playing Areas: Sport and recreation facilities. (Department of Sport and Recreation, June 2016)
- Classification Framework for Public Open Space
- All District and Local Structure Plans in the City of Wanneroo approved by the WAPC

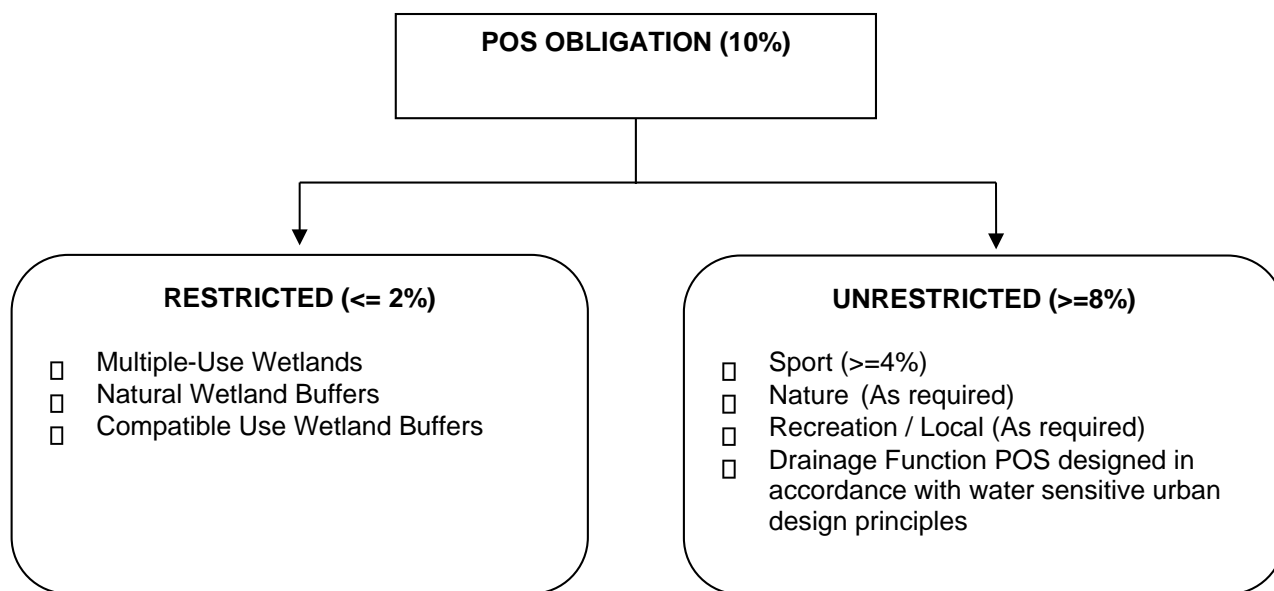
Schedule 2

**PUBLIC OPEN SPACE CATEGORIES**

POS PROPOSAL	POS CATEGORY	CREDIT	CONDITIONS / COMMENTS
<b>Sport / Recreation POS</b>			
• Sport POS	Unrestricted	100%	Refer to Clause 3.3
• Unconstrained Local / Recreation POS	Unrestricted	100%	Refer to Clause 3.5
<b>Nature POS</b>			
• Natural assets	Unrestricted	100%	Refer to Clause 3.4
• Inaccessible natural assets	N/A	0%	Refer to Liveable Neighbourhoods
<b>Wetlands and Buffers</b>			
• 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 degraded or completely degraded, permitting low impact uses</i> )	Restricted	100% (up to 1/5 of POS allocation)	<ul style="list-style-type: none"> <li>• Must demonstrate the protection of the ecological values of the wetland and wetland buffer;</li> <li>• Development of a concept plan to demonstrate appropriate recreational use of the area; and</li> <li>• City of Wanneroo approval.</li> </ul>
<b>Urban Water Management</b>			
• Stormwater management systems to manage small rainfall event runoff piped directly from lots and road reserves	N/A	0%	Not accepted as POS. Considered to be a deduction from the gross subdivisible area

• Minor rainfall event drainage management area	Unrestricted	100% (up to 1/5 of POS allocation)	Unrestricted subject to LPP 4.4: Urban Water Management. Refer to diagram below
• Major rainfall event drainage management area	Unrestricted	100%	Refer to flow chart diagram below
• 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
<b>Other</b>			
• Entry Statements (where not a component of a larger usable area)	N/A	0%	<ul style="list-style-type: none"> <li>• Not accepted as POS.</li> <li>• Entry statements are not considered useable space by the community</li> </ul>

POS Obligation Flow Chart



*POS Restriction Diagram*

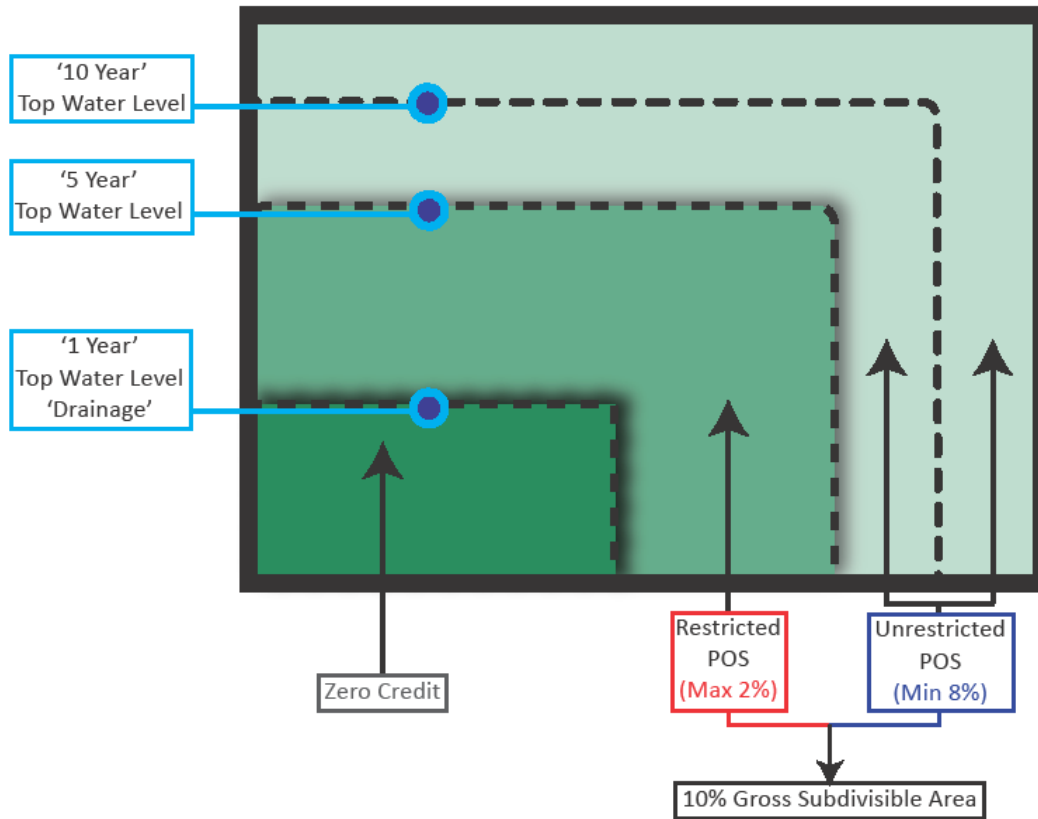


Diagram showing where the drainage management areas are considered as POS credit (and type) or not.

Schedule 3

PUBLIC OPEN SPACE HIERARCHY – CITY OF WANNEROO

TYPE	DESCRIPTION & PURPOSE	ACCEPTABLE SIZE	WALKABLE DISTANCE <sup>1</sup>	OTHER CRITERIA	UNACCEPTABLE CRITERIA	STANDARD REQUIREMENT
<b>POCKET PARK</b>	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"> <li>Located throughout neighbourhoods</li> <li>Low maintenance</li> <li>May be a smaller space within a town or city centre that serves a social or recreational function.</li> <li>May incorporate significant trees or other vegetation</li> <li>May incorporate drainage infrastructure</li> <li>May be provided to improve accessibility to POS in areas where larger spaces are not feasible.</li> <li>May play a connectivity role as part of a linear POS network</li> </ul>	<ul style="list-style-type: none"> <li>Pocket parks proposed at the expense of the appropriate provision of other POS types in the hierarchy (as determined by the City).</li> <li>POS parcels where the principal purpose is an Entry Statement to a housing estate.</li> </ul>	<ul style="list-style-type: none"> <li>2 x Benches/Seating</li> <li>2 x Play equipment items or nature play with sand or mulch soft fall where applicable (refer Clauses 15 of this Policy)</li> <li>Shade over play area<sup>4</sup></li> <li>Park sign wall with signage panel and plate as per City of Wanneroo signage style guide</li> <li>Internal circulation paths</li> <li>Access required for maintenance vehicles, service vehicles and emergency vehicles</li> <li>Earthworks and retaining as required</li> <li>Full landscaping (with native revegetation, water wise planting and tree planting)</li> <li>Hydrozoned Irrigation w/ bore licence to be provided in accordance with Schedule 6</li> <li>Tree/bush retention where possible</li> </ul>
<b>LOCAL</b>	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"> <li>Located on pedestrian network to maximise access.</li> <li>Located throughout neighbourhoods.</li> <li>Located adjacent to residences to maximise passive surveillance.</li> <li>May play a connectivity role as part of a linear POS network</li> </ul>	<ul style="list-style-type: none"> <li>POS parcels where the principal purpose is an Entry Statement to a housing estate.</li> </ul>	<ul style="list-style-type: none"> <li>3 x Benches/seating</li> <li>4 x Play equipment items or nature play with sand or mulch soft fall (refer Clause 15 of this Policy)</li> <li>Shade over play area<sup>4</sup></li> <li>1 x Picnic setting with picnic shelter</li> <li>Bin(/s) (dependant on size)</li> <li>Internal circulation paths</li> <li>Park sign wall with signage panel and plate as per City of Wanneroo signage style guide</li> <li>Access required for maintenance vehicles, service vehicles and emergency vehicles</li> <li>Universal access play equipment</li> <li>Earthworks and retaining as required</li> <li>Full landscaping (with native revegetation, water wise planting and tree planting)</li> <li>Hydrozoned irrigation w/ bore licence to be provided in accordance with Schedule 6</li> <li>Tree/bush retention where possible</li> </ul>
<b>NEIGHBOURHOOD</b>	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 nature 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"> <li>Located central to the catchment<sup>2</sup> to maximise accessibility.</li> <li>Located adjacent to residences to maximise passive surveillance.</li> <li>May be collocated with primary school facilities to upgrade school playing field to senior capacity or create a community hub.</li> </ul>	POS sites of less than 4.0ha co-located with primary schools.	<p><u>Neighbourhood Recreation</u></p> <ul style="list-style-type: none"> <li>6 x Benches/Seating</li> <li>6 x Play equipment items or nature play with sand or mulch soft fall (refer Clause 15 of this Policy)</li> <li>Shade over play area<sup>4</sup></li> <li>2 x Picnic settings with picnic shelters</li> <li>1 x Barbeque (<i>optional, subject to clause 16</i>)</li> <li>1 x Drinking fountain</li> <li>Bin(/s) (dependant on size)</li> <li>Internal circulation paths</li> <li>Pedestrian/cycle paths (external)</li> <li>Bike rack</li> <li>Security Lighting</li> </ul>

						<ul style="list-style-type: none"> <li>• Bollards as required</li> <li>• Park sign wall with signage panel and plate as per City of Wanneroo signage style guide</li> <li>• Access required for maintenance vehicles, service vehicles and emergency vehicles</li> <li>• Universal access play equipment</li> <li>• Earthworks and retaining as required</li> <li>• Full landscaping (with native revegetation, water wise planting and tree planting)</li> <li>• Hydrozoned Irrigation w/ bore licence to be provided in accordance with Schedule 6</li> <li>• Tree/bush retention where possible</li> </ul> <p><u>Neighbourhood Sports</u></p> <ul style="list-style-type: none"> <li>• 6 x Benches/seating</li> <li>• Designated play area</li> <li>• 6 x Play equipment items or nature play with sand or mulch soft fall (refer Clause 15 of this Policy)</li> <li>• Shade over play area<sup>4</sup></li> <li>• 4 x Picnic settings with picnic shelters</li> <li>• 2 x Drinking fountains</li> <li>• 1 x Barbeque</li> <li>• 4 x Fitness equipment units</li> <li>• Multi-use half court</li> <li>• Cricket practice pitch</li> <li>• Cricket pitch</li> <li>• Goals (dependant on use)</li> <li>• Bin(s) (dependant on size)</li> <li>• Multipurpose senior sports oval</li> <li>• Sport amenities building (change room, toilets, kiosk)</li> <li>• Security Lighting</li> <li>• Internal circulation paths</li> <li>• Pedestrian / cycle paths (external)</li> <li>• Bike rack/s</li> <li>• Car parking</li> <li>• Earthworks and retaining as required</li> <li>• Full landscaping (with native revegetation, water wise planting and tree planting)</li> <li>• Hydrozoned irrigation w/ bore licence to be provided in accordance with Schedule 6</li> <li>• Bollards</li> <li>• Access required for maintenance vehicles, service vehicles and emergency vehicles</li> <li>• Universal access play equipment</li> <li>• Park sign wall with signage panel and plate as per City of Wanneroo signage style guide</li> <li>• Tree/bush retention where possible</li> </ul>
<b>DISTRICT</b>	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	7.0 – 20ha	N/A (Unless serving a local or neighbourhood function, where the appropriate	<ul style="list-style-type: none"> <li>• May be co-located with High Schools to create district community hub.</li> <li>• Should be located close to major roads and other community facilities;</li> <li>• Should be easily accessible by pedestrians, cyclists and motor vehicles.</li> </ul>	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"> <li>• 8 x Benches/seating</li> <li>• 8 x Play equipment items or nature play with sand or mulch soft fall (refer Clause 15 of this Policy)</li> <li>• Shade over play area<sup>4</sup></li> <li>• 6 x Picnic settings with picnic shelters</li> <li>• 2 x Drinking fountains</li> </ul>

	<p>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.)</p>		<p>catchment shall apply)</p>	<ul style="list-style-type: none"> <li>•</li> </ul>		<ul style="list-style-type: none"> <li>• 2 x Barbeques</li> <li>• 4 x Fitness equipment units</li> <li>• Basketball half courtBin(s) (dependant on size)</li> <li>• 4 x Goals (dependant on use)</li> <li>• 2 x Cricket practice pitch</li> <li>• 2 x Cricket pitch</li> <li>• 2 x Multipurpose hard courts</li> <li>• 2 x Multipurpose senior sports ovals</li> <li>• Pedestrian / cycle paths (external)</li> <li>• Internal circulation paths</li> <li>• Bike rack/s</li> <li>• Bollards</li> <li>• Access required for maintenance vehicles, service vehicles and emergency vehicles</li> <li>• Universal access play equipment</li> <li>• Car Parking</li> <li>• Toilets and Change rooms</li> <li>• Security Lighting</li> <li>• Full landscaping (with native revegetation, water wise planting and tree planting)</li> <li>• Hydrozoned irrigation w/ bore licence to be provided in accordance with Schedule 6</li> <li>• Park sign wall with signage panel and plate as per City of Wanneroo signage style guide</li> <li>• Tree/bush retention where possible</li> </ul>
<p><b>REGIONAL<sup>3</sup></b></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"> <li>• large scale sporting complex with multiple precincts (e.g. Kingsway Regional Sporting Complex),</li> <li>• community destination that attracts large numbers of visitors (regional beach node, Yanchep activity node)</li> <li>• conservation precinct (see <i>Schedule 4</i>)</li> </ul> <p>Regional spaces are generally allocated outside the local structure planning process by the WAPC in partnership with Local Government, through the North-west Sub-regional Planning Framework and District Structure Plans.</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"> <li>• Should be accessible by public transport routes and major access roads.</li> <li>• Should be located such that the impact on residents is able to be minimised, especially noise, traffic and light spill.</li> <li>• Should be located such that it minimises negative impact on the surrounding environment – both built and natural.</li> <li>• Access and management of water both on and off site is critical.</li> <li>• Site constraints should be minimised (e.g. topography, culturally significant sites, significant clearing) to ensure economic viability.</li> </ul>	<p>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>	<p>Not applicable.</p>

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

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

3. 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.

4. 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.

Schedule 4

PLAY EQUIPMENT ITEMS

This table is to be read in conjunction with Clause 15 of this Policy

POS type (as per POS Hierarchy)	Appropriate size and scale of play equipment items*
Pocket Park	<ul style="list-style-type: none"> <li>• 1 x Swing frame with one senior swing and one toddler swing (3m maximum height)</li> <li>• 1 x slide (1.5m maximum height)</li> </ul>
Local Park	<ul style="list-style-type: none"> <li>• 1 x Swing frame with one senior swing and one toddler swing (3m maximum height)</li> <li>• 1 x slide (1.8m maximum height)</li> <li>• 1 x small combination unit (16m<sup>2</sup> maximum footprint, 3.5m maximum height)</li> <li>• 1 x rocker (one spring)</li> </ul>
Neighbourhood Recreation	<ul style="list-style-type: none"> <li>• 1 x Swing frame with two senior swings (3.5m maximum height)</li> <li>• 1 x birds nest swing (3.5m maximum height)</li> <li>• 1 x medium combination unit (40m<sup>2</sup> maximum footprint, 3.8m maximum height)</li> <li>• 1 x small rope pyramid (40m<sup>2</sup> maximum footprint)</li> <li>• 1 x slide (2.5m maximum height)</li> <li>• 1 x rocker (two springs)</li> </ul>
Neighbourhood Sport	<ul style="list-style-type: none"> <li>• 1 x Swing frame with two senior swings (3.5m maximum height)</li> <li>• 1 x birds nest swing (5.5m maximum height)</li> <li>• 1 x large combination unit (60m<sup>2</sup> maximum footprint, 3.8m maximum height)</li> <li>• 1 x small rope pyramid (40m<sup>2</sup> maximum footprint)</li> <li>• 1 x slide (2.5m maximum height)</li> <li>• 1 x rocker (four springs)</li> </ul>



District	<ul style="list-style-type: none"><li>• 1 x Swing frame with two senior swings (3.5m maximum height)</li><li>• 1 x birds nest swing (5.5m maximum height)</li><li>• 1 x large combination unit (60m<sup>2</sup> maximum footprint, 3.8m maximum height)</li><li>• 1 x medium combination unit (40m<sup>2</sup> maximum footprint, 3.8m maximum height)</li><li>• 1 x small rope pyramid (40m<sup>2</sup> maximum footprint)</li><li>• 1 x slide (2.5m maximum height)</li><li>• 1 x rocker (four springs)</li><li>• 1 x rocker (four springs)</li></ul>
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\*The maximum footprint of an item is calculated as the item's length x width (does not include soft fall)

## 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
<b>Size</b>	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
<b>Shape</b>	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
<b>Perimeter to Area Ratio</b>	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
<b>Vegetation Condition</b>	Pristine	10 x % =
	Excellent	8 x % =
	Very Good	6 x % =
	Good	4 x % =
	Degraded	0 x % =
	Completely Degraded	0 x % =
	Total Calculated Score	
<b>Connectivity</b>	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 6 in the City's Local Biodiversity Strategy.

\*\* Figure 7 of the City's Local Biodiversity Strategy defines protected natural areas.

\*\*\* Figure 6 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 6

## IRRIGATION REQUIREMENTS

*From the City of Wanneroo and Department of Water's 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 and at a reduced average irrigation rate of 6,750 kL/ha/yr.

Design criteria		
Type of POS	Description	Maximum % of site area that is permanently irrigated
Sport	*Regional/ District playing fields	64%
	*Neighbourhood/local playing fields	59%
Recreation	Local/Recreation/Pocket parks	33% (assuming 3% of gross subdivisible area is passive POS)
	Schools/hospitals	30%
	Streetscapes/entry statements	0% (establishment only)
Nature		0% (establishment only)