



Local Planning Policy 2.8 – Public Open Space Development Standards

Responsible Directorate	Development Services
Responsible Business Unit/s	Strategic Planning
Responsible Officer	Manager Strategic Planning
Affected Business Units	Engineering Services Community Activation Operations Statutory Planning and Enforcement Strategic Planning

Objective

To ensure Public Open Space areas provide a balance of the following:

- Sufficient area for active recreation sporting activities;
- A diversity of recreational uses and options for the community;
- Hydrozoned parks, ensuring that useable and sustainable areas of irrigated turf are provided;
- Natural areas protecting and enabling the enhancement of local natural assets and habitats whilst providing the community with managed access;
- Incorporation of water sensitive urban design principles;
- Appropriate levels of amenity, in accordance with Schedule 2;
- Environmental sustainability;
- Effective playground equipment with a preference to sustainable sourced wooden based nature play equipment over plastic equipment, that is accessible to all ages and abilities, in accordance with Schedule 2 and 3;
- Sufficient space and separation to enable shade trees and an increase in canopy cover;
- Economically sustainable parks that ensures easy and cost-effective maintenance.

Scope

This 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 Officers, applicants and stakeholders in the planning for POS;
- Ensure sustainable, cost-effective maintenance for the life of POS.

This Policy is not intended to be applied retrospectively to existing POS areas and not to directly require upgrades of services and assets already in place. Where upgrades are however proposed, the Policy is relevant and must be given regard.

Policy

General

1. POS shall be identified in structure plans and subdivision proposals for urban development consistent with the provisions of this policy.
2. POS should be provided in accordance with Liveable Neighbourhoods and the requirements of Schedule 1 and 2.
3. POS should be developed in accordance with Liveable Neighbourhoods and the requirements of Schedule 2.
4. Land which is generally not considered to form POS includes, in addition to those specified in Liveable Neighbourhoods, the following:
 - Drainage reserves for the treatment and/or storage of up to the One (1) year average recurrence interval rainfall event;
 - Any residential entry treatments unless they form part of a consolidated parcel of POS and do not compromise use.
5. POS should be defined by its functional class, being a description of how spaces can be used by the community. These classes should include a combination of “restricted” and “unrestricted” open space, as per the provisions of Liveable Neighbourhoods and in accordance with Schedule 1 and 2 of this Policy.

Distribution of Public Open Space

A variety of POS should be provided within a specified area that ensures a balance of sizes, types, functions and locations within a community. However, small and fragmented areas of POS are not considered appropriate and will generally not be supported. The provision of POS should be in accordance with the requirements of the POS hierarchy shown in Schedule 2.

Development of Public Open Space

Where a subdivision application proposes the creation of POS, the Shire will in its response to the WAPC, request that the standard condition for subdivision development be imposed requiring the



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applicant to develop the open space to the standard requirements detailed in this policy - and to the satisfaction of the Shire.

The Shire may consider a proposal to vary the standard requirements where the policy objectives are still clearly achieved in the opinion of the Shire.

In assessing a proposal to vary the standard requirements the Shire will consider the following criteria:

- a) Whether the proposed asset will be located within an appropriate catchment area;
- b) Whether the proposed asset is likely to impact the existing or proposed surrounding development;
- c) Whether the catchment area has other suitable elements of POS provided;
- d) Whether there are appropriate supporting facilities included;
- e) Whether the proposed asset is designed effectively, with accessibility, safety and functionality considerations;
- f) Whether asset management and maintenance costs are acceptable.

No clearing of vegetation or other works is permitted to occur within an area of open space or road reserve until the Shire of Serpentine Jarrahdale has granted approval for the subdivisional earthworks or engineering drawings and associated landscape and irrigation plans.

The Shire maintains the position that POS elements need to be delivered at the earliest phase possible in new development. Each stage of subdivision, where POS is proposed, must include full completion of the POS. In an exceptional circumstance, the Shire may consider bonding construction of POS on the following basis:

- a bond of at least cost plus 100% is lodged with the Shire;
- evidence of advice to prospective purchasers is provided to the Shire, which advises the delay in the POS and when the POS will be committed to be completed by the developer.

Exceptional circumstances may, for example, include to establish POS at a time best suited to seasonality.

Sport Public Open Space design

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 Department of Local Government Sport and Cultural Industries Sport dimensions Guidelines and relevant Australia Standards.

Location of Public Open Space

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

Local Structure Plans should, to the satisfaction of the Shire, set POS locations, aesthetic vision, design principles, activity levels, retention of existing vegetation, significant tree survey and POS Concept Plans.



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Co-location of Public Open Space with School Sites

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 Shire's 'Shared use Agreement' for Development and Shared Use Facilities with Department of Education in line with WAPC's Operational Policy 2.4 and the Department of Sport and Recreations "Guide to Shared Use Facilities.

These principles and associated protocol provide an understanding between the Shire and the Department of Education. The design for such facilities may need to be guided by a Local Development Plan as a condition of subdivision approval.

Community Purpose Sites

Community Purpose sites contribute to community centers, meeting halls, libraries, and kindergartens. These developments are increasingly important in growing areas and particularly viable in neighborhood centers.

The inclusion of community purpose sites as part of the POS is acceptable subject to meeting one or more of the following criteria:

- a) The community purpose site being located within an activity centre as part of forming an element of mixed primary use for such centre;
- b) The community purpose site being provided 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);
- c) A need being identified by a community development plan or other community needs study;
- d) Discussion with and approval of the Shire of Serpentine Jarrahdale;
- e) Alignment with the CIDCP.

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.

Public Open Space in Industrial Areas

POS is generally not provided within industrial areas. However, should drainage requirements include the provision of a multiple use type corridor, there should be attempts made to connect corridors of drainage areas together and provide planting and other supporting infrastructure that enable utilisation by the daily workforce within such areas.

Landscape and Vegetation Management Plan

Applicants for subdivisions should provide a Landscape and Vegetation Management Plan, a Public Open Space Management Plan, and Maintenance Schedule in accordance with the requirements of



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Local Planning Policy 4.16 - Tree Retention and Planting. The required Landscape and Vegetation Management Plans should also give special consideration to the Shire's Urban and Rural Forest Strategy 2018-2028 to ensure the retention of tree canopy and to promote environmental sustainability.

Urban Water Management within Public Open Space

Issues associated with urban water management measures affecting POS areas are dealt with in LPP2.4 Water Sensitive Design and the design specifications and guidelines.

Where it is proposed to integrate stormwater management features within POS, the POS must be appropriately sized to accommodate features and not dominated primarily by the drainage function. The Shire will not support POS where the stormwater inundation from a 20% AEP (1:5 Year Event) covers more 35% of the POS. This is to ensure there is balance of useable space and areas that purely function as drainage. The area of inundation is measured from the top of the batter which is required to contain the storage area.

The Shire will accept a flood storage area in POS for 1:5 Average Recurrence Interval (ARI) rainfall events that contribute to the restricted POS liability where it is designed to the requirements and specifications within LPP2.4. The Shire will accept a flood storage area in POS for 1:100 ARI rainfall events that contribute to the unrestricted POS where it is also designed to the standards set in LPP2.4.

Irrigation within Public Open Space

Applicants must submit detailed irrigation drawings for the Shire Approval. In order to support Hydrozoning and efficient irrigation, it is essential that soil condition is identified at the early stages of parkland design. Poor soils may require substantial soil amendment to ensure plant vigour and health. A soil test must be provided as part of the landscape and irrigation detailed design submission and should be addressed with in the POS concept. These designs are to provide the appropriate level of irrigation to service the site.

Multiple Use Corridors

Multiple-use Corridors (MUC's) will form part of the POS where required along major spines of existing and realigned natural waterways and drains, may include for stormwater management and enhancement of wildlife corridor systems located throughout the Shire.

The primary purpose of a MUC is to accommodate existing drainage function, proposed stormwater management functions, environment wildlife corridor and recreational links.

The drainage channel of the MUC used for the 20% AEP will not count towards creditable POS. Only the area outside of the 1:10 year event that is not impacted by regular inundation will be credited as useable POS.

Playgrounds

The Shire will accept a proposal for a playground in POS that satisfies the following criteria:



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- a) 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 2 and 3;
- b) The playground does not exceed the total number of items as the Standard Requirement in Schedule 2 and 3;
- c) The playground complies with the relevant Australian safety standards;
- d) The playground gives specific consideration to inclusive play and community accessibility in accordance with the Shire's Serpentine Jarrahdale Access and Inclusion Plan.

Barbeques

An electric barbeque may be provided in accordance with Schedule 2. A proposal for a barbeque in POS designated as Neighbourhood Recreation should satisfy the following:

- a) There are no barbeques (existing or proposed) located in POS within a 400-metre walkable catchment; and
- b) Supporting infrastructure is provided, for instance picnic table, bin, drinking water with an additional tap (for ease of cleaning), shade structure, security light and parking.



Image 1: Example of effective, inclusive design and appropriate BBQ placement - BBQ with shelter (and shade from tree canopy) and seating, in proximity to nature-based playground and access via connected pathways. (POS within the Glades, Byford)



Toilet Facilities

Toilet facilities should be provided within POS in accordance with Liveable Neighbourhoods and the requirements set out in Schedule 2. The following aspects should be considered when decisions are made regarding the provision of toilet facilities:

- Accessibility to other public toilet facilities in the vicinity;
- Associated recreational infrastructure (barbeque/picnic/play equipment);
- Level and likelihood of anti-social behaviour in the surrounding area;
- Significant surveillance by the public;
- Median length visitors/users will stay in the location;
- Current and future demand - number of existing and projected site users;
- Level of supporting services infrastructure (sewer, water, electricity);
- Future operating and maintenance cost.

Cash-in-lieu of Public Open Space

The Shire 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. This does not apply to the development contribution areas of Byford and Mundijong, which deal with the equitable sharing of POS costs and provisions.

Where Cash-in-lieu is considered acceptable, this shall occur in accordance with the *Planning and Development Act 2005*.

In circumstances where a subdivider outside a DCA area proposes to allocate more than 10% POS, there needs to be discussion with the Shire on the following:

- What is driving the additional need for POS;
- What assets are located within the POS, and are these impacting the additional need for POS;
- If effective asset management is driving an increased POS size (for example drainage corridors needing to be modified to form a natural creek asset), what options exist to address this in other ways;
- Whether cash in lieu is likely to be generated by other subdivisions in the locality;
- Whether there is certainty as to timeframes to generate cash in lieu funds.

Viable asset management

At times an applicant may seek to develop a level of POS which exceeds the standards set through the Policy. This may be in the form of adding additional infrastructure elements such as created water bodies, elevated board walk and structures surrounding such water bodies, fountains, highly embellished boulevard treatments, ornamental lighting, extensive public art features, significant adventure playgrounds, etc. While the standards set through this Policy are already high and considered acceptable to achieving the objectives of the Policy, the Shire is open to considering higher standards provided a viable asset management solution is agreed upfront.



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This may be either:

1. A specified area rate to be applied to the land, and the developer agreeing to impose a suitable notification on the title of all allotments indicating the presence of the specified area rating and the reason for it. The developer must also agree to publicize the presence of this; or
2. An extended maintenance period of a minimum of seven years.

Consultation

Applicants need to consult with the Shire of Serpentine Jarrahdale regarding the planning and development of POS at all stages of the planning process, to ensure that it meets the needs of the Shire of Serpentine Jarrahdale and the community in the long term.

Relevant Policies/Council Documents, Guidelines and other Documents

- State Planning Policy 3.6 Infrastructure contributions
- Liveable Neighbourhoods 2009 Element 4
- Shire of Serpentine Jarrahdale Access and Inclusion Plan
- Shire's Urban Rural Forest Strategy 2018 - 2028
- Local Planning Policy 4.16 - Tree Planting and Retention.
- Local Planning Policy 2.4 - Water Sensitive Design
- IPWEA Guidelines for Subdivisional Development (IPWEA, 2016)
- Guidelines for Industrial Development, Perth NRM, May 2010
- 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 Shire of Serpentine Jarrahdale approved by the WAPC
- Department of Sport and Recreations "Guide to shared use facilities"
- WAPC's Operational Policy 2.4 - Planning for school sites
- Relevant Australian Standards for Playground Equipment for Construction, Use and Maintenance
- Shire of Serpentine Jarrahdale Local Planning Scheme No. 3 (Schedule 7 - Development Contribution Plans)

Legislation/Local Law Requirements

Division 2 - Local Planning Policies of Part 2 - Deemed provisions for local planning schemes of *Planning and Development (Local Planning Schemes) Regulations 2015*



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Office Use Only				
Relevant Delegations				
Council Adoption	Date		Resolution #	
Reviewed/Modified	Date		Resolution #	
Reviewed/Modified	Date		Resolution #	



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Schedule 1

Public Open Space Requirements

Provision of Public Open Space	Functional Class					
	Active Open Space (District)	Multiple Use Corridors	Passive Open Space	Conservation Open Space	Community Sites	Community Gardens
Provision and Distribution	In accordance with adopted District Structure Plans and on the advice of Shire	Generally in accordance with adopted District Structure Plans and Local Structure Plans	As per the requirements of the "Local Park" and "Neighbourhood Park" classes of <i>Liveable Neighbourhoods</i>	In all locations with remnant vegetation greater than 1 hectare	As per the requirements of the Shire's Community Facilities and Services Plan	In consultation with the Shire.
Area requirements	2.5-7 hectares (Senior Playing Fields) Or as specified in schedule 2	As defined by an approved Local Water Management Strategy	As per the requirements of the "Local Park" and "Neighbourhood Park" classes of <i>Liveable Neighbourhoods</i>	Entirety of the area of remnant native vegetation to be included and associated buffer to prevent edge effect.	Site specific	500-1,500m ²
Pedestrian Catchment	As per <i>Liveable Neighbourhoods</i>					
Drainage allowance	1 in 1 year ARI: not included as POS ≤1 in 5 year: Restricted > 1 in 5 year: unrestricted (where demonstrated will not impact on areas of active play)			Drainage must not impact on hydrology of site	n/a	n/a
Maintenance period based on the minimum development standard being provided (subject to application specific negotiations). Standards of provision in excess of the minimum may necessitate an increased maintenance period in accordance with <i>Liveable Neighbourhoods</i>	2 years	2 years	2 years	2 years	2 years	5 years



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Images 2 and 3: POS design outcomes within Whitby Estate that effectively integrates shade through tree canopy and suitably provides for a range of age groups. These features and design outcomes should be sought as part of all play spaces within the Shire where appropriate.



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Schedule 2

Public Open Space Hierarchy & development requirements

TYPE	DESCRIPTION & PURPOSE	ACCEPTABLE SIZE AS PER LIVEABLE NEIGHBOURHOODS	WALKABLE DISTANCE ¹	OTHER CRITERIA	UNACCEPTABLE CRITERIA	MINIMUM STANDARD REQUIREMENT
POCKET PARK	Pocket parks are small parcels of POS provided within a neighbourhood that primarily serve an amenity and recreation function, although they are sometimes too small to function effectively as a recreation open space. They may also serve valuable functions as community meeting places or places for relaxation. They often specifically exist to retain significant vegetation or cultural and physical landmarks.	<2,000sqm	N/A	<ul style="list-style-type: none"> Not the preferred POS. If provided, justification is required to maintenance, useability, function and standards. Located throughout neighbourhoods. May be a smaller space within a town or Shire centre that serves a social or recreational function. May incorporate significant trees or other retained vegetation. May incorporate a limited drainage function. May be provided to improve accessibility to POS in areas where larger spaces are not feasible. May play a connectivity role as part of a linear POS network. 	<ul style="list-style-type: none"> Pocket parks proposed at the expense of the appropriate provision of other POS types in the hierarchy (as determined by the Shire). POS parcels where the principal purpose is an Entry Statement to a housing estate. POS parcels where a significant percentage of the area is impacted by drainage infrastructure, inundation. Inaccessible and widely distributed. Small parks lead to high maintenance costs. 	<ul style="list-style-type: none"> 2 x Benches/Seating. Provision of shade trees. Park sign wall with signage panel and plate as per Shire of Serpentine Jarrahdale signage style guide. Circulation pathways. Bollards to control unauthorized access. Access required for maintenance vehicles, and emergency vehicles, where necessary. Earthworks and retaining as required. Full landscaping and irrigation automated and controlled by the Shires central control system with turf, native vegetation, water wise planting and tree planting). Tree/vegetation retention where possible. Maximize CPTED principles, include security lighting where necessary as determined by the Shire. Hydrozoned irrigation with groundwater licence to be provided.
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.	Up to 3,000sqm	Max 400m (5 minute walk)	<ul style="list-style-type: none"> Located on pedestrian/cyclist network to maximise access. Bound by street frontages to maximize visibility. Located throughout neighbourhoods. Located adjacent to residences to maximise passive surveillance. May play a connectivity role as part of a linear POS network. 	<ul style="list-style-type: none"> POS parcels where the principal purpose is an Entry Statement to a housing estate. 	<ul style="list-style-type: none"> 3 x Benches/seating. Universal access play equipment. 4 x Play equipment items or nature play with sand or mulch soft. Minimum of 1 x play equipment item must be accessible by all abilities. Provision of Natural (trees) Shade over play area⁴ 1 x Picnic setting with natural shade (provision of shade trees). Bollards to control unauthorized access. Bin(/s) (dependent on size). Internal and external circulation pathways. Park sign wall with signage panel and plate as per Shire of Serpentine Jarrahdale signage style guide. Access required for maintenance vehicles, and emergency vehicles. Earthworks and retaining as required. Full landscaping and irrigation automated and controlled by the Shires central control system (with turf, native vegetation, turf areas water wise planting and tree planting). Existing Tree/vegetation retention where possible. Provision of on-street car parking. Hydrozoned irrigation with groundwater licence to be provided.
NEIGHBOURHOOD	Are similar to local spaces but are generally larger and able to provide for recreation and informal active pursuits simultaneously. They are more of a destination for the local community and may incorporate accessible remnant bushland or conservation areas. Neighbourhood spaces may serve a recreational, sports or nature function. POS incorporating a single playing field is considered to be a Neighbourhood space under this Policy.	3ha to 5ha	Max 800m (10 minute walk)	<ul style="list-style-type: none"> Located central to the catchment² to maximise accessibility. Located with road frontages and on main neighbourhood connector roads. Located adjacent to residences to maximise passive surveillance. May be collocated with primary school facilities to upgrade school playing field to senior capaShire or create a community hub. Sufficient in size to be used for 	POS sites of less than 4.0ha co-located with primary schools.	<p><u>Neighbourhood Recreation</u></p> <ul style="list-style-type: none"> 4 x Benches. 6 x Play equipment items or nature play with sand or mulch soft fall. Access to all abilities equipment and rubber soft fall to be provided. Shade over play area⁴ 2 x Picnic settings with picnic shelters. 1 x Barbeque facility with 2 hot plates (<i>optional</i>). 1 x Drinking fountain. Bin(/s) (dependent on size). Fully landscaped and irrigated areas automated and controlled by the



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TYPE	DESCRIPTION & PURPOSE	ACCEPTABLE SIZE AS PER LIVEABLE NEIGHBOURHOODS	WALKABLE DISTANCE ¹	OTHER CRITERIA	UNACCEPTABLE CRITERIA	MINIMUM STANDARD REQUIREMENT
				festivals and events. <ul style="list-style-type: none"> • Provision of sufficient car parking with a mix of on street bays and or on site parking and connectivity to the public transport system. • Size and community demand will determine the desire and need for community sporting buildings, changing rooms and/or toilets. POS designs must accommodate space for the future infrastructure assets mention above, regardless if they are not part of the initial construction phase. 		Shires central control system, hydrozoned to maximised turf and useable areas and reduced overwater in non functional and native waterwise planted areas. <ul style="list-style-type: none"> • Shade trees. • Hydrozoned irrigation with groundwater licence to be provided Internal and external circulation pathways. • Pedestrian/cycle paths (external). • Bike racks. • Lighting. • Bollards as required to prevent unauthorized access. • Park sign wall with signage panel and plate as per Shire of Serpentine Jarrahdale signage style guide. • Access required for maintenance vehicles, and emergency vehicles. • Substantial parking for park users and local adjoining residents. • Universal access play equipment. • Earthworks and retaining as required. • Full landscaping (with native revegetation, water wise planting and tree planting). • Existing Tree/vegetation retention where possible. <p><u>Neighbourhood Sports</u></p> <ul style="list-style-type: none"> • 6 x Benches/seating Tiered or Viewing Platforms. • Designated play area. • Universal access play equipment. • 6 x Play equipment items or nature play with sand or mulch soft fall. Access to all abilities elements and equipment to be provided. • Shade over play area⁴ • 4 x Picnic settings with picnic shelters. • 1 Drinking fountains 1 x Barbeque, with 2 hot plates. • 4 x Fitness equipment units. • Multi-use half court/basketball court. • Cricket pitch. • Permanent Sporting Goals (dependent on use). • Bin(s) (dependent on size). • Multipurpose junior/senior sports oval. • Sport amenities building (change room, toilets, kiosk) as per CIDCP and CIPOSS. • Lighting. • Internal circulation paths. • Pedestrian / cycle paths (external). • Bike rack/s. • Participants car parking and carparking for residential properties. • Earthworks and retaining as required. • Full landscaping and irrigation automated and controlled by the Shires central control system, hydrozoned (with roll on turf areas for playing surfaces, native vegetation, water wise planting and tree planting). • Bollards to control unauthorised access. • Access required for maintenance/emergency vehicles. • Multiple gate access required for event/function vehicles. • Park sign wall with signage panel and plate as per Shire of Serpentine Jarrahdale signage style guide. • Tree/vegetation retention where possible. • Hydrozoned irrigation with groundwater licence to be provided.



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TYPE	DESCRIPTION & PURPOSE	ACCEPTABLE SIZE AS PER LIVEABLE NEIGHBOURHOODS	WALKABLE DISTANCE ¹	OTHER CRITERIA	UNACCEPTABLE CRITERIA	STANDARD REQUIREMENT
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 natural/native vegetation and wetlands. Often include higher order recreation infrastructure (clubrooms, floodlights, multipurpose courts etc.)	2.5ha to 7 ha	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 and or primary schools to create district community hub. • Should be located on or close to neighbourhood roads and connected to public transport system and other community facilities. • Should be easily accessible by pedestrians, cyclists and motor vehicles. 	Sites adjacent or in close proximity to residences should be avoided or appropriate buffers provided so as to minimise impact of noise, traffic and light spill.	<ul style="list-style-type: none"> • 8 x Benches/seating Tiered and/or Viewing Platforms. • Amphitheater. • 8 x Play equipment items or nature play with sand or mulch soft fall .Add in about all abilities here, and it should be much more inclusive! • Shade over play area⁴ • 6 x Picnic settings with picnic shelters not all need to have structures look to introduce natural shade, via trees. • 2 x Drinking fountains. • 3 x Barbeques, with 2 hot plates each. • 6 x Fitness equipment units. • Basketball half court. • Bin(s) (dependent on size). • 4 x Goals (dependent on use). • 2 x Cricket practice pitch. • 2 x Cricket pitch. • 2 x Multipurpose hard courts. • 2 x Multipurpose senior sports ovals. • Athletics and all associated equipment. • Pedestrian / cycle paths (external). • Internal circulation pathways. • Bike rack/s. • Bollards to control unauthorized access. • Access required for maintenance vehicles, service vehicles and emergency vehicles. • Universal access play equipment. • Multiple Car Parks - list how many car parks - take lessons from Kieran Park say 50 on site or less, add in must have universal car parking provided. • Toilets and Change rooms. • Sports and security Lighting. • Full landscaping and irrigation automated and controlled by the Shires central control system (fully irrigated playing sport roll on turf areas with hydrozoned areas with native vegetation, water wise planting and tree planting). • Park sign wall with signage panel and plate as per Shire of Serpentine Jarrahdale signage style guide. • Tree/vegetation retention where possible. • Hydrozoned irrigation with groundwater licence to be provided.



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REGIONAL³	<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 • community destination that attracts large numbers of visitors (see <i>Schedule 3</i>) <p>Regional spaces are generally allocated outside the local structure planning process by the WAPC in partnership with Local Government, through the Planning Framework and District Structure Plans.</p>	7+ ha	N/A (Unless serving a local or neighbourhood function, where the appropriate catchment shall apply)	<ul style="list-style-type: none"> • Should be accessible by public transport routes and major access roads. • Should be located such that the impact on residents is able to be minimised, especially noise, traffic and light spill. • Should be located such that it minimises negative impact on the surrounding environment - both built and natural. • Access and management of services (drinking water, sewer and power) including groundwater water both on and off site is critical. • Site constraints should be minimal (e.g. the site should have appropriate topography and drainage functions. There should be limited to no detriment to culturally significant sites or the requirement for significant vegetation clearing) to ensure economic viability. 	<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> <ul style="list-style-type: none"> • Areas not serviced by public transport system should be avoided. • Areas of limited resources for future demands and growth to be avoided, such as lack of on-going groundwater supply or lack of growth area for expansion. • Areas subject to poor drainage and flood prone areas are to be avoided. 	<p>Needs to Consider:</p> <ul style="list-style-type: none"> • Benches/seating/ spectators viewing. • Play equipment items or nature play with sand or mulch soft. All abilities inclusiveness and rubbers soft-fall. • Shade over play area⁴ • Picnic settings with picnic shelters. • Drinking fountains. • Barbeques. • Fitness equipment units. • Basketball /netball courts. • Amphitheater. • Bin(s) Waste Disposal areas (dependent on size). • Goals (dependent on use). • Cricket practice pitch. • Cricket pitch. • Skateparks/bmx/pump tracks/parkour/scooter trails. • Athletics and all associated equipment. • Multipurpose hard courts. • Multipurpose senior sports ovals. • Pedestrian / cycle paths (external). • Internal circulation paths. • Bike rack/s. • Bollards. • Access required for maintenance vehicles, service vehicles and emergency vehicles. • Universal access play equipment. • Car Parks. • Toilets and Change rooms. • Sports and security Lighting. • Full landscaping and irrigation with multi system to accommodate the size of the facility and to be automated and controlled by the Shires central control system (with native revegetation, water wise planting and tree planting). • Park sign wall with signage panel and plate as per Shire of Serpentine Jarrahdale signage style guide. • Tree/vegetation retention where possible.



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Local Planning Policy 2.8 – Public Open Space Development Standards

TYPE	DESCRIPTION & PURPOSE	ACCEPTABLE SIZE AS PER LIVEABLE NEIGHBOURHOODS	WALKABLE DISTANCE ¹	OTHER CRITERIA	UNACCEPTABLE CRITERIA	STANDARD REQUIREMENT
CONSERVATION	Conservation spaces can provide settings for the community to access and enjoy nature while protecting local biodiversity. They may include bushland, waterways, multi use corridors and wetland areas. Sites are managed to enable recreational access while protecting and enhancing local ecological and biodiversity values.	As required	N/A	<ul style="list-style-type: none"> Located and sized to maximize the preservation of quality native vegetation or natural features. May be co-located with other POS areas such as sports/recreation, provided the activities are not at the detriment to the environmental values of the site. Shall be accessible by the community for passive recreational use (may be achieved through controlled access to walking cycling trails through the site). May provide educational and/or interpretative opportunities for the community. May include less frequent (1% AEP - 1:100YR Events) stormwater drainage elements, provided that they are supported by all other agencies, including EPA and DWER policies and will cause detriment to the environmental values of the site. 	<ul style="list-style-type: none"> May include restricted access conservation areas (i.e. fenced off from the public with no controlled access). 	<ul style="list-style-type: none"> Development and implementation of an approved Conservation Area Management Plan or Landscape Revegetation Management Plan. No vegetation clearing except where it pertains to grading for universal accessible trails. Limited earthworks except where it pertains to grading for universally accessible trails. Revegetation, Weed control management strategy. Tree/bush retention. 3m wide vehicle access gates for maintenance, and emergency vehicles (includes fire access). Walking/cycling/Bridle Trails as required. Benches/Seating (off access track on concrete pad). Directional or Interpretative signage. Pedestrian access control gates (where appropriate). Conservation fencing. Park sign as per Shire signage style guide.

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

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Schedule 3

Play Equipment Items

POS type (as per POS Hierarchy)	Appropriate size and scale of play equipment items*
Pocket Park	
Local Park	<ul style="list-style-type: none"> • 1 x Swing frame with one senior swing and or one toddler swing (3m maximum height). • 1 x slide (1.8m maximum height). • 1 x small combination unit (16m² maximum footprint, 3.5m maximum height). • 1 x rocker (one spring). • 2 x inclusive elements. • 2 x creative Play elements. • Elements for all abilities and inclusiveness; rubbers soft fall.
Neighbourhood Recreation	<ul style="list-style-type: none"> • 1 x Swing frame with two swings/ senior swings (3.5m maximum height). • 1 x birds nest swing (3.5m maximum height). • 1 x medium combination unit (40m² maximum footprint, 3.8m maximum height). • 1 x small rope pyramid (40m² maximum footprint). • 1 x slide (2.5m maximum height). • 1 x rocker (two springs). • 3 x inclusive play elements. • 2 x creative Play elements. • Elements for all abilities and inclusiveness; rubbers soft fall.
Neighbourhood Sport	<ul style="list-style-type: none"> • 1 x Swing frame with two swings/ senior swings (3.5m maximum height). • 1 x birds nest swing (5.5m maximum height). • 1 x large combination unit (60m² maximum footprint, 3.8m maximum height). • 1 x small rope pyramid (40m² maximum footprint). • 1 x slide (2.5m maximum height). • 1 x rocker (four springs). • 3 x inclusive play elements. • 3 x creative Play elements. • Elements for all abilities and inclusiveness; rubbers soft fall.



Continued

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POS type (as per POS Hierarchy)	Appropriate size and scale of play equipment items*
District	<ul style="list-style-type: none"> • 1 x Swing frame with two swings /senior swings (3.5m maximum height). • 1 x birds nest swing (5.5m maximum height). • 1 x large combination unit (60m² maximum footprint, 3.8m maximum height). • 1 x medium combination unit (40m² maximum footprint, 3.8m maximum height). • 1 x small rope pyramid (40m² maximum footprint). • 1 x slide (2.5m maximum height). • 1 x rocker (four springs). • 4+ Inclusive play elements/Creative Play Elements • Elements for all abilities & inclusiveness; rubbers soft fall

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