

- Objectives:** Place
- Outcome:** 2.1 - A diverse, well planned built environment.
- Strategy:** 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

1. Deliver the balanced provision of public open space with appropriate location, amenity, functionality and facilities which meets the needs all users within the community and is able to be maintained by the Shire into the future;
2. Provide a framework to plan for the creation of multi-functional open spaces; and
3. Give guidance on the expectations of the Shire in the development of open space including requirements for location, sizing, functionality, facilities and ongoing management and maintenance.

Definitions

'Public Open Space' 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.

'Restricted use public open space' may contain natural areas and cultural features; urban water management measures such as swales and/or detention areas; constructed lakes; and natural wetlands provided that the area is useable for recreational purposes.

Background

The Shire of Serpentine Jarrahdale's Plan for the Future aims to, as one of its many objectives, rationalise existing and responsibly plan new public open spaces to ensure the sustainable provision of recreation sites. It recognises the need to provide a variety of affordable passive and active public open spaces that are well connected with a high level of amenity but also continue the development of low maintenance multiple use corridors to accommodate water quality and quantity measures and a range of community uses.

In guiding the preparation of local structure plans and subdivision applications, Liveable Neighbourhoods seeks to provide appropriately located and safe open spaces which serve a range of purposes including active and passive recreation as well as natural and cultural heritage protection and urban water management.

The purpose of this Local Planning Policy is to clarify the Shire's expectation with regard to the planning and provision of public open space as part of structure planning and subdivision. This Policy will be reviewed and revised periodically to reflect updates in policies, processes, information and legislative changes.

**Status****(a) Relationship to Town Planning Scheme No. 2**

This Policy is a planning policy prepared, advertised and adopted pursuant to Clause 9.1 of Town Planning Scheme No. 2 (TPS 2). Under Clause 9.2 of TPS 2 all planning policies are documents supporting the Scheme. The Policy augments and is to be read in conjunction with the provisions of TPS2 relating to development applications.

(b) Relationship to other State Planning/ Western Australian Planning Commission Development Control Policies (SPPs/DCPs)

This policy has due regard to, and should be read in conjunction with the State Planning Policies. Of particular relevance to this Policy are:

- i) State Planning Policy 1 – State Planning Framework
- ii) State Planning Policy 3.6 – Development Contributions for Infrastructure
- iii) Development Control Policy 2.3 – Public Open Space in Residential Areas

(c) Relationship to other Local Planning Policies (LPPs)

This policy has due regard to, and should be read in conjunction with the Shire's entire Local Planning Policy suite. Of particular relevance to this Policy are:

- i) Local Planning Policy No. 1 – Bonds and Bank Guarantees.
- ii) Local Planning Policy No. 4 – Revegetation Policy.
- iii) Local Planning Policy No. 9 – Multiple Use Trails within the Shire of Serpentine Jarrahdale.
- iv) Local Planning Policy No. 22 – Water Sensitive Urban Design.
- v) Local Planning Policy No. 24 – Designing Out Crime.
- vi) Draft Local Planning Policy No. 25 – Constructed Lakes.
- vii) Local Planning Policy No. 26 – Biodiversity Planning.
- viii) Draft Local Planning Policy No. 61 – Local Structure Plans.
- ix) Draft Local Planning Policy No. 62 – Urban Water Management.
- x) Draft Local Planning Policy No. 68 – Sustainability Assessment.

(d) Other

This Policy shall also be read in conjunction with the following:

- i) Liveable Neighbourhoods (WAPC, 2009).
- ii) Shire of Serpentine Jarrahdale Community Facilities and Services Plan.
- iii) EPA Guidance Statement No. 6 – Rehabilitation of Terrestrial Ecosystems (EPA,2006).



Policy

1. Public open space shall be identified in structure plans and subdivision proposals for urban development consistent with the provisions of this policy.
2. Public open space shall be provided in accordance with Liveable Neighbourhoods and the requirements of Schedule 1.
3. Public open space shall be developed in accordance with Liveable Neighbourhoods and the requirements of Schedule 2.
4. Planning approval is required for the provision of 'Additional Facilities' as identified in Schedule 2.
5. Land which is not considered to form public open space (restricted or unrestricted) includes that detailed in Liveable Neighbourhoods and:
 - Drainage reserves for the treatment and/or storage of up to the 1 year average recurrence interval rainfall event.
 - Residential entry treatments unless they form part of a consolidated parcel of public open space and does not compromise their use.
6. Public Open Space shall be defined by its functional class, being a description of how spaces can be used by the community. These classes may include a combination of "restricted" and "unrestricted" open space, as per the provisions of Liveable Neighbourhoods.
7. Active Open Spaces provide for structured, active play. This includes playing fields and hard courts. The provision of Active Open Space areas is to be on the advice of Shire officers, in accordance with the Shire's Community Facilities and Services Plan, and to have its form and function clearly outlined within District Structure Plan and Local Structure Plan documentation.
8. Multiple Use Corridors host a range of functions, including:
 - Protection of waterways.
 - District level drainage.
 - Wildlife corridors.
 - Passive recreation.
 - Unstructured active recreation.
9. Multiple Use Corridors are to provide for all the above functions, not only drainage and/or environmental functions. Proposals for Multiple Use Corridors at the local structure plan and subdivision stages are to be supported by a concept plan and/or cross-section demonstrating how the space will be organised into its various functions.
10. Passive Open Spaces provide for passive recreation opportunities and may include provision for unstructured active recreation (informal kick-about and play equipment).
11. Conservation Open Space provides for the protection of natural assets, with complementary passive recreation such as trails and interpretation signage.



12. Community Sites provide a discrete site for community use, such as halls. Provision of community sites requires the approval of the Shire and in accordance with the Shire's Community Facilities and Services Plan.
13. Co-location of Public Open Space areas with educational facilities will need to be provided in accordance with the requirements of Liveable Neighbourhoods. The design for such facilities may need to be guided by a Detailed Area Plan as a condition of subdivision approval.
14. Community gardens may be provided as part of public open space but are subject to negotiations and approval by the Shire. Community gardens are to be established by the surrounding community but independently facilitated by the developer. Maintenance periods for community gardens are identified in Schedule 1.
15. Developers are to fund the development of community gardens and provide financial security to ensure that community gardens will be successfully developed. Financial security may take the form of a performance bond arrangement or trust account method, in accordance with Local Planning Policy 1- Bonds and Bank Guarantees.

Implementation

16. All structure plans and applications for subdivision shall be supported by a Public Open Space Schedule and Plan that show the distribution of public open space in accordance with Liveable Neighbourhoods
(refer to Liveable Neighbourhoods Table 11) and Schedule 1 of Draft Local Planning Policy No.67 – Landscape and Vegetation. The POS plan shall clearly depict all deductions and portions of restricted and unrestricted open space. Subdivision applications should also clearly outline the cumulative provision of POS should open space be provided in stages.
17. All structure plans and applications for subdivision shall be supported by an additional Public Open Space Functional Schedule that indicates the functional breakdown of public open space as per the requirements of Schedule 1.
18. If schools are to be co-located with open space areas, the Shire will require the proponent to provide an in-principle agreement (or similar) between relevant parties (the applicant/developer, the Department of Education and Training or Private School Institution and the Shire as relevant) indicating support to pursue co-location, prior to the Shire submitting a local structure plan to the WAPC for approval.
19. When co-located public open space is proposed, the proposal will be considered on its merits and against the requirements as detailed within this policy.
20. Applicants for subdivisions are encouraged to provide a draft Landscape and Vegetation Management Plan, incorporating a Public Open Space Management and Maintenance schedule in accordance with the requirements of Local Planning Policy 67 – Landscape and Vegetation, that indicates annual costs for the management and maintenance of requirements associated with development standards contained in Schedule 2.
21. Where an application is not supported by a draft Landscape and Vegetation Management Plan, the Shire will generally recommend that a Landscape and Vegetation Management Plan and Landscape Drawings be prepared and submitted prior to the commencement of ground disturbing activities and thereafter implemented once approved by the Shire.



Continued

Local Planning Policy 2.8: Public Open Space Policy

22. Proponents that do not develop Public Open Space to the preferred standards outlined in the Schedule 2 are required to provide an appropriate justification as to why these standards cannot be achieved.



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 officers and the Shire's <i>Community Facilities and Services Plan</i>	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)	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	500-1500m 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



Schedule 2: Public Open Space development

Development of Public Open Space		Minimum standard	Preferred standard	Additional facilities (May require approval of the Shire, extended maintenance period, and possible special area rating)
	Active Open Space (District)	<ul style="list-style-type: none"> • Earthworks and retaining as required • Soil amendment • Natural turf • Hydrozoned irrigation • Security lighting • Pedestrian/cycle paths • Vegetation retention and revegetation (where possible and practical) 	<ul style="list-style-type: none"> • Hard courts (tennis, netball) • Bocce courts • BBQs • Toilets • Club Facilities • Irrigation storage tanks • Rainwater capture from roofs and hardstand • Recycling bins. • Bollards • Sports goals • Cricket nets • Central cricket wickets • Seating • Drink fountain • Car parking • Children's playground • Exercise equipment • Basketball/netball ring & hardstand (up to ½ court size) • Rubbish bins 	<ul style="list-style-type: none"> • Garden beds • Floodlighting • Skate park • Underground irrigation storage • Club rooms • Recreation centre
Functional Class	Multiple Use Corridors	<ul style="list-style-type: none"> • Minimal earthworks and retaining (as required) • Soil amendment • Pedestrian/cycle paths • Vegetation retention • Natural revegetation areas (in accordance with approved concepts) • Hydrozoned and efficient irrigation • Bollards 	<ul style="list-style-type: none"> • Park furniture • Children's playspace • Security lighting • Waterwise landscaping • Shade shelters • Natural revegetation areas (in accordance with approved concepts that include recreational spaces) • Rubbish and recycling bins 	<ul style="list-style-type: none"> • Garden beds • Basketball/netball ring and hardstand • Sports goals • BMX tracks • Skate parks • Drink fountain • Walking trails • Mountain biking trails • Bridle trails
	Passive Open Space (Local and Neighbourhood Parks)	<ul style="list-style-type: none"> • Minimal earthworks and retaining (as required) • Soil amendment • Pedestrian/cycle paths • Vegetation retention • Natural revegetation areas (in accordance with approved concepts) 	<ul style="list-style-type: none"> • Park furniture • Children's playground • Security lighting • Waterwise landscaping • Shade shelters • Internal circulation paths • BBQs 	<ul style="list-style-type: none"> • Garden beds • Basketball/netball ring and hardstand • Sports goals • BMX tracks • Skate parks • Drink fountain



Development of Public Open Space		Minimum standard	Preferred standard	Additional facilities <small>(May require approval of the Shire, extended maintenance period, and possible special area rating)</small>
		that include recreational spaces) <ul style="list-style-type: none"> • Natural turf • Hydrozoned and efficient irrigation • Bollards 	<ul style="list-style-type: none"> • Rubbish and recycling bins 	
	Conservation Open Space	<ul style="list-style-type: none"> • Minimal earthworks and retaining (if required) • Access control gates • Development and implementation of a Management Plan • Internal circulation paths • Natural revegetation areas (in accordance with approved concepts as required) 	<ul style="list-style-type: none"> • Signage • Limestone trail surfacing • Conservation fencing • Seating • Shade shelters • Rubbish and recycling bins 	<ul style="list-style-type: none"> • Interpretive signage • Directional signage • Alternative trail surfacing • Community hall • Education/interpretive centre
	Community Sites	Development undertaken by the Shire through development contributions plans or other means (ie. voluntary agreements/negotiations with developers)		
	Community Gardens	<ul style="list-style-type: none"> • Soil preparation and rotary hoeing • Earthworks and retaining (if required) • Soil amendment • Soil stabilisation for dust and sand drift purposes • Bollards • Fencing • Rubbish and Recycling bins 	<ul style="list-style-type: none"> • Shade Shelters • Lockable storage facility • Signage • Seating • BBQs • Drink Fountains • Education Centre 	

**References**

Name of Policy	Local Planning Policy 2.8: Public Open Space Policy
Previous Policy	Local Planning Policy 60: Public Open Space Policy
Date of Adoption and Resolution Number	23 July 2018 - OCM063/07/18
Review dates and Resolution Numbers	
Next review date	
Related documents	Acts/Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Plans/Strategies Strategic Community Plan 2017 - 2027 Policies Delegations 11.1.1 Work Procedures

Note: changes to references may be made without the need to take the Policy to Council for review.