



POLICY
PUBLIC OPEN SPACE



PUBLIC OPEN SPACE

To ensure that public open space within new urban areas is well planned, distributed and appropriate to the needs of local residents, with adequate community facilities.

To ensure an equitable distribution of parks and recreation facilities between various suburbs of Kwinana.

To ensure that the existence of large regional reservations is not prejudicial to the provision of local and district reserves within urban areas.

To encourage development of recreational facilities on public open space by land developers.

To establish policy controls for the development of public open space while ensuring that recreational functions are not prejudiced.

To manage public open space and conservation areas so as to preserve and enhance biodiversity values.

To ensure developers locate public open space so as to preserve significant trees and remnant vegetation.

Adopted:	22/07/1992 #141
Last reviewed:	27/09/2006 #519 28/04/2010 #105 11/07/2012 #163
Legal Authority	Town Planning Scheme No 2 Town Planning & Development Act Section 20A

Policy:

1. Principles:

- 1.1 That open space will be given credit as such only when it can be demonstrated to Council that it clearly provides this function, either as a public reserve, a landscaped area or by virtue of development for recreational purposes.
- 1.2 That a historically based over supply of local and district open space within existing urban areas does not justify an under supply in new subdivisional areas of the Kwinana urban area.
- 1.3 That the standard 10% of gross subdividable area (excluding non-residential areas) required under the Western Australian Planning Commission Policy DC2.3 remain as the standard for public open space contribution in new urban areas.
- 1.4 To ensure that the provision, use and development of Public Open Space is consistent with the overall approach to subdivisional works defined under Policy 3.3.27 – Guidelines for Subdivisional Development.

2. General policy relating to new subdivision areas:

2.1 Structure Plans:

- 2.1.1 The City shall not support any broadacre subdivision for single residential uses unless the proposal is generally in accordance with a Structure Plan approved by Council.
- 2.1.2 Structure plans must identify areas of regional and district open space, in accordance with the City of Kwinana's Community Infrastructure Plan, and include notional locations of local open space areas in addition to other land use elements usually contained in structure planning documents.
- 2.1.3 Structure Plans should reflect the broad standards and principles defined under Council Policy 3.3.27 – Guidelines for Subdivisional Development.
- 2.1.4 Local Structure Planning and subdivision design for Public Open Space Must reflect the recommendations of the City of Kwinana's Community Infrastructure Plan for provision, size and distribution of local and neighbourhood parks.

2.2 Rates of Provision:

- 2.2.1 Open space shall be provided at a rate of 10% of subdividable area (excluding areas set aside for non urban uses) in accordance with WAPC policy, except where the provisions of this policy otherwise specify.
- 2.2.2 In areas where development is occurring at a density of greater than R20, open space shall be provided at a rate of 3.36 ha per 1000 population, or 10% of gross subdividable area, whichever is the greater.
- 2.2.3 Council may consider a reduction of the standard land contribution for public open space where a cash contribution is made towards the development of the proposed reserve equivalent to the value of the land reduction in accordance with Western Australian Planning Commission Policy DC2.3.

2.3 Locational Requirements:

- 2.3.1 District recreational facilities shall be provided in association with uses with similar catchments, such as local shops, high or primary schools. Preferably areas of district open space should abut distributor roads and be no further than 1km from a residential area.
- 2.3.2 Local open space shall be centrally located within urban catchments, and locations adjacent to distribution roads should be avoided where possible. Surplus strips of land will not be credited as local open space unless it can be clearly demonstrated that these would serve a landscaping function and landscaping is installed by the subdividing landowner.
- 2.3.3 No residential lot shall be further than 250m from any area of public open space.

2.4 Landform Requirements:

2.4.1 Grassed Passive Areas:

- Maximum gradient for grassed areas = 1:6
- Majority of grassed areas = less than 1:10
- Minimum grade for drainage of Reserves = 1:1000

2.4.2 Multipurpose Active Areas:

Minimum size for playing surface = 2.8026ha
 Minimum size if clubroom and carpark to be included on the space = 0.05000ha
 Minimum size for passive recreation space = 0.50000ha
 Recommended size for buffers to roads/other = 3.2580ha
 Maximum grade for active organised sports = 1:100
 Maximum grade for playgrounds = 1:12
 Refer to the City of Kwinana's Community infrastructure Plan for District and Regional Sports Grounds.

2.4.3 General:

Absolute Maximum grade - 1:6 (unless development treatment is undertaken to reduce maintenance and permit public use).
 Absolute minimum Local park size = 0.4000ha for public use - 1000m² for landscaped areas.
 Absolute minimum Neighbourhood park size = 0.200ha for public use.
 No area of POS shall have a depth or width of less than:
 20m for areas of public use;
 10m for landscaping areas.
 Refer to the City of Kwinana's Community Infrastructure Plan for Local and Neighbourhood Park definitions.

2.5 Functional Distribution:

Council will generally seek to ensure that open space within each suburb area is provided in the following proportions:

Playing fields	40% of contribution
Other sporting facilities	6% of contribution
Playgrounds/small parks	14% of contribution
Conservation areas	40% of contribution

2.6 Variations:

Council may at its discretion, vary any of the requirements contained in 2.3, 2.4 and 2.5 above, in order to preserve a significant natural or landscape feature or recreational asset.

This clause empowers Council with the discretion to modify the criteria outlined above should recreational or environmental factors warrant departure from prescribed standards.

2.7 Co-location of reserves with schools:

2.7.1 Where possible, Council will support shared use of High or Primary School sports grounds as part of its Open Space contribution, only in circumstances where tenure of and access to the site by the public is guaranteed by the Department of Education and Training in perpetuity and subject to an agreement between Council and the Department of Education and Training.

2.7.2 Sports grounds used in this manner should be vested in Council so that security of public recreation use will exist if the school site is disposed of by the State Government.

2.8 Credit for Drainage Facilities & Wetlands:

- 2.8.1 Council shall permit public open space reserves to be used for drainage infrastructure, provided it is satisfied that the recreational and/or landscape functions of the reserve are not adversely affected.
- 2.8.2 Council will not permit open space reserves to include stormwater sumps unless these are fenced and landscaped to the satisfaction of Council.
- 2.8.3 Council shall accept seasonally inundated areas as P.O.S. at the rate specified in 2.8.4 below. In any event, no more than 50% of any area of P.O.S shall be inundated at any time.
- 2.8.4 Maximum credit towards public open space for water bodies towards public open space shall be as follows:

CREDIT FREQUENCY OF INUNDATION DETERMINED BY AUSTRALIAN RAINFALL AND RUNOFF STANDARDS

100%	1 in 20 years
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- 2.8.5 Stormwater compensation basins should not hold water for more than 24 hours after the rain stops for 1:10 year storm (A compensation basin has an inlet and outlet).
- 2.8.6 Council may require phosphate and nitrate stripping mediums to be used in stormwater sumps, compensating basins and soakwells where it considers that environmental factors would necessitate such works.
- 2.8.7 An EPP Wetland, Conservation Category Wetland, or wetland of similar environmental value should be ceded to the Crown free of cost and without payment of compensation in addition to the 10% public open space contribution. The area of the Lake/wetland should not be included in the gross subdivisible area on which the public open space contribution is assessed.

A Resource Enhancement Wetland, Multiple Use Wetland or wetland of a similar environmental value may also need to be set aside, as above, and not included in the development.

- 2.8.8 Council may support the following to be included as public open space:
 - the buffers to an EPP Lake , Conservation Category wetland, or wetland of similar of a similar environmental value;
 - a Resource Enhancement Wetland, Multiple Use Wetland or wetland of a similar environmental value;

Provided that:

- the area included in public open space will be enhanced and made usable for public open space purposes;
- the area does not exceed 20% of the total open space area to be set aside in a structure plan area; and
- there is preparation and implementation of an agreed management plan that enhances the wetland resource and utility for open space purposes.

2.9 Credit for Regional Open Space:

- 2.9.1 Regional open space will not generally be given credit in contributions.
- 2.9.2 Subject to the demonstration that the Regional open space serves a district function and/or has some utility as an area of public open space, the Regional open space can be used when calculating the 250m walk-able catchments to ensure compliance with Clause 2.3.3.

2.10 Development of Public Open Space:

- 2.10.1 Council may permit development to occur on public open space, whether leased or not, provided it is satisfied that the development is consistent with and will in no way be prejudicial to the use of the reserve for public recreation purposes.
- 2.10.2 All applications for development of reserves shall be considered in terms of the "Guidelines for the Administration of Section 20A public recreation reserves" published by DLI. All applications shall be referred to DLI for comment and where appropriate, to the Western Australian Planning Commission.
- 2.10.3 In assessing development applications for land reserved for Parks and Recreation, Council shall consider the following issues:
- a) Scale and intensity of the proposal;
 - b) Compatibility with the predominant public recreation functions of the land;
 - c) Whether the proposed development and the park would be mutually beneficial to each other.
 - d) Whether the proposed P.O.S is designed in a manner which is sustainable and manageable in regards to maintenance in the long term.

Council shall avoid permitting development within parks which simply seek an inexpensive site for an inappropriate use.

- 2.10.4 In accordance with Clause 2.10.3 above, Council shall consider the following uses as suitable for P.O.S. reserves:

Amenity building, Caravan park, Carpark, Civic Building, Club, Eating House, Holiday Accommodation, Health Studio, Museum, Private recreation, Public Utility, Recreational Facilities.

"Public Recreation" should clearly be a "Permitted Use".

Notwithstanding the above, Council shall retain absolute discretion in considering applications for reserve development.

3. Recommendations for Specific Suburb Areas:

The City of Kwinana's Community Infrastructure Plan outlines the current supply of Public Open Space in each of Kwinana's suburbs and describes the future needs according to future population growth.