

Development Services

**City of Albany
Policy**

PUBLIC PARKLAND

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Public Parkland Policy

1. Scope

- 1.1 This Policy is to be used to provide guidance to the City of Albany and developers when looking at new structure plans and subdivisions.
- 1.2 The following factors are to be considered:
 - a) WAPC POS Policy requirements;
 - b) Community values (demand characteristics); and
 - c) Supply characteristics of POS in Albany.
- 1.3 This policy is not intended to include areas that have little or no recreational value such as conservation areas (remnant vegetation) and unusable foreshores (flood prone areas).
- 1.4 The provisions of this policy apply when considering subdivisions and structure plans:
 - a) On land zoned 'Residential', 'Tourist Residential' or 'Future Urban' in Local Planning Scheme 1 (not applicable to land zoned 'Special Residential' or land in 'Rural Villages'); and
 - b) That have the potential to create more than 2 lots.

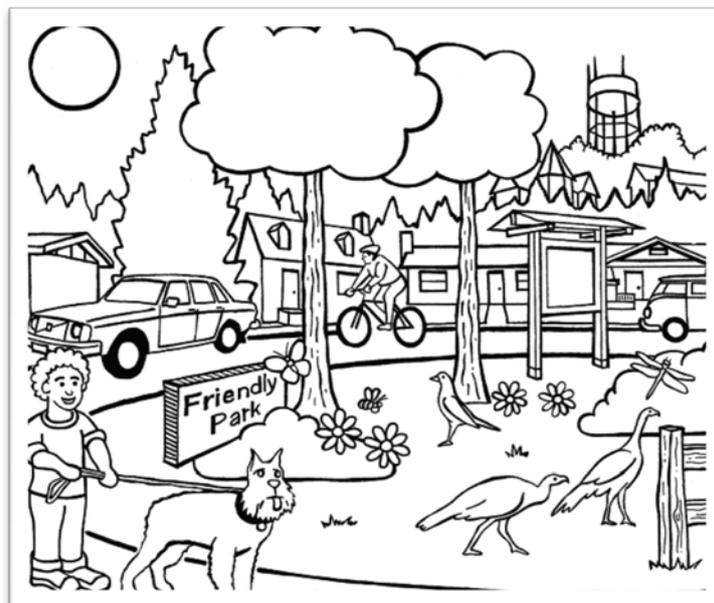
2. Definitions

- 2.1 **Public Parkland:** areas that can be used by a wide range of people living or working in urban areas and that contribute significantly to quality of life. Does not include school recreational facilities or recreation facilities that are not freely accessible (eg bowling club and golf course). May include land (not cash) for community purposes (e.g. meeting hall, library, kindergarten). Public parkland is broken down to include the following: 'Public Open Space', 'Regional Space' and 'Foreshore Space'.
- 2.2 **Public Open Space (POS):** public parkland contributed free of cost by the owner through the subdivision process (local park, neighbourhood park, district park, community purpose site-community centre, meeting hall). POS may also include '**Restricted Use**' areas' (remnant vegetation) where these areas can be demonstrated to provide a high level of public amenity, are appropriately located and are usable for informal recreation.
- 2.3 **Regional Space:** area (min 20ha) identified for acquisition for major playing fields, which cannot be dealt with as either foreshore space or as part of the subdividers 10% POS contribution.
- 2.4 **Foreshore Space:** land adjacent to a stream, river, lake or coast. Foreshore reserves are not included in the 10% POS contribution requirement.
- 2.5 **Informal Recreation:** spaces that provide a setting for play and physical activity, relaxing and social interaction.
- 2.6 **Formal Recreation:** spaces that provide a setting for formal structured sporting activities.
- 2.7 **Local Park:** small (up to 3000m²) spaces to allow pedestrian connectivity and a sense of place.

- 2.8 Neighbourhood Park:** space of at least 5000m² serving the neighbourhood (700 dwellings). As a minimum, these areas provide informal recreation.
- 2.9 District Park:** space of at least 2ha in area serving the district (2,800 dwellings). As a minimum, these spaces provide informal and formal recreation.
- 2.10 Swales:** A low tract of land developed for the storage and transfer of stormwater.

3. Policy Objectives

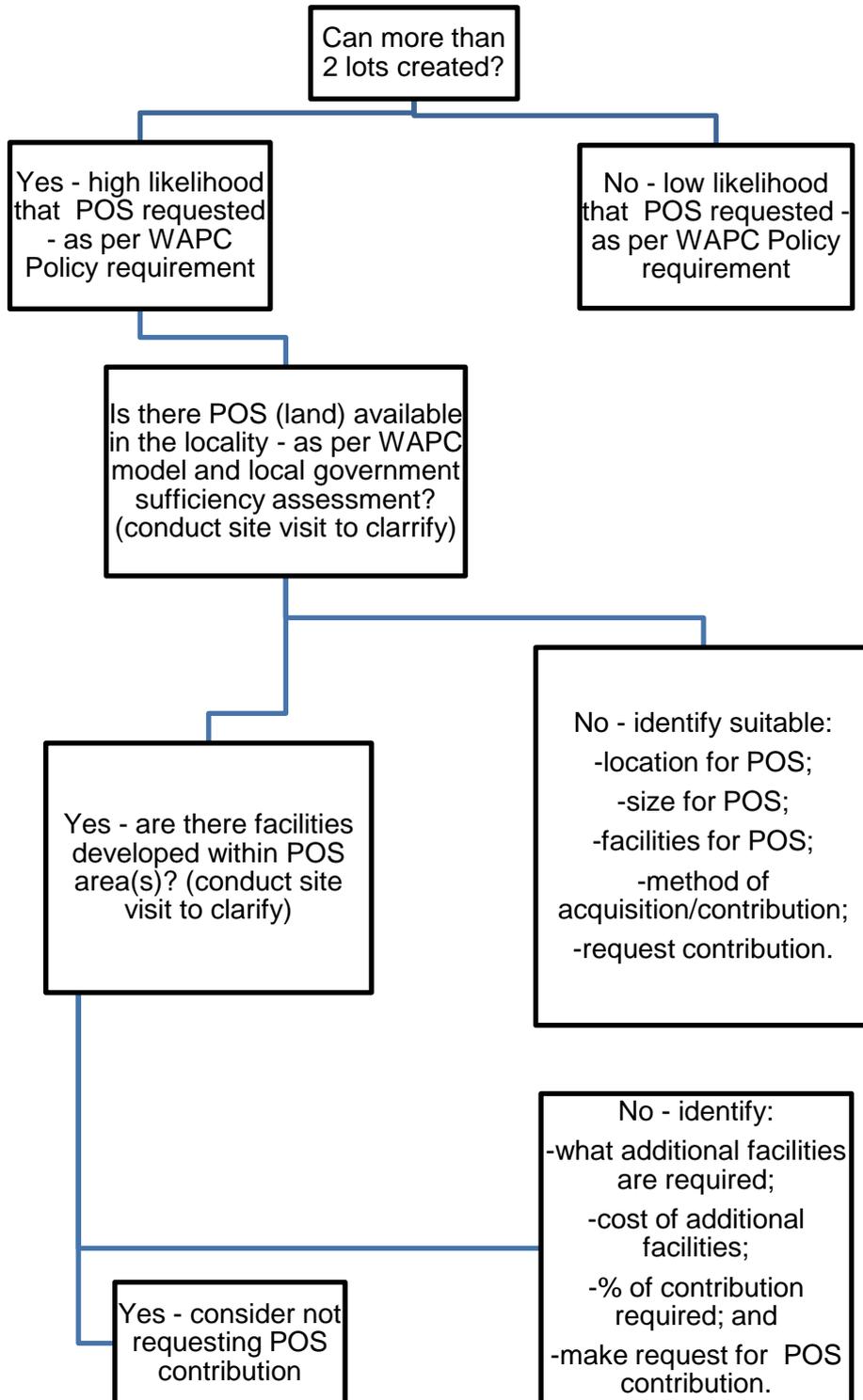
- 3.1** This Policy has been developed to inform the community and to guide developers and planners on the appropriate type, location and amount of Public Parkland. Key objectives are to:
- Ensure POS is large enough, located within walking distance (400m) and has a variety of facilities (e.g. informal and formal) to attract people of all ages and aspirations;
 - Identify demand characteristics for recreation in Albany; and
 - Identify where public parkland is and should (in principle) be located within Albany.



4. Methodology

4.1 When planning or assessing a subdivision or structure plan, consider the following steps for determining POS contribution requirements:

Table 1 Planning and Assessment Methodology



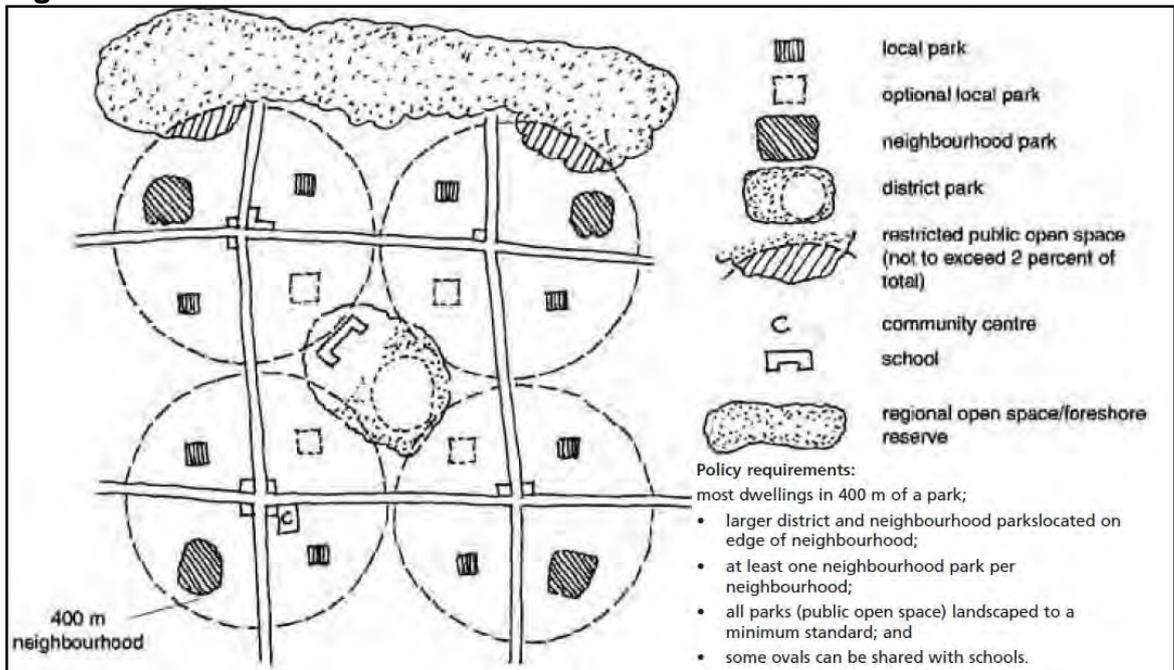
5. Western Australian Planning Commission Policy

5.1 The Western Australian Planning Commission (WAPC) governs the subdivision process and therefore determines with the support of the local government where and what should be developed for Public Parkland. The WAPC has a number of guiding principles and policies including Policy No DC 2.3 Public Open Space in Residential Areas, Planning Bulletin No.21 Cash-in-Lieu of POS and Liveable Neighbourhoods. Key considerations of the WAPC include:

- a) A minimum contribution of 10% of the gross subdivisible area must be given up free of cost by the subdivider for POS.
- b) The commission will not normally require an open space contribution for 5 lots or less where the proposal is within a locality where the commission, on the advice of the local government, following an assessment of the locality, has concluded that there is sufficient open space in that locality.
- c) *The Planning and Development Act 2005* states at s.153 (2):

"The Commission is not to impose a requirement...in respect of a plan of subdivision that creates less than 3 lots."
- d) A foreshore is to be provided free of cost where subdivision abuts a watercourse, such as a river or creek, or a body of water such as a lake, or the coast in accordance with State Planning Policy 2.6 State Coastal Planning Policy and State Planning Policy 2.9 Water Resources. A foreshore is to be generally given up in addition to the 10% POS contribution.
- e) The WAPC will be guided by the local government that active and passive recreation needs of future residents will be adequately catered for before it will agree to the inclusion of natural or cultural areas in the 10% POS contribution.
- f) All cash in lieu received by the local government should be recorded in a register and applied:
 - a. For the purchase of land for parks in the locality in which the land included in the plan of subdivision is situated;
 - b. In repaying any loans raised by the local government for the purchase of any such land; or
 - c. With the approval of the Minister for Planning, for the development of parks.
- g) An open space schedule must be provided detailing the amount, distribution (refer to WAPC Model) and staging of the delivery of open space.
- h) POS should be provided in keeping with the following WAPC Model:

Figure 1 WAPC Model



6. Local Government Sufficiency Assessment of POS for Albany

Demand

6.1 A community workshop and survey undertaken for Albany (2014) indicated the following demand characteristics in-terms of POS. The characteristics are to be considered when analysing if appropriate spaces and facilities are available within walking distance (400m) or within a locality:

Type

- a) POS should be provided as a priority over cash in lieu.
- b) Where cash in lieu is provided, the following use of the cash should apply (listed in priority of order):
 - a. To purchase land for POS;
 - b. To develop informal and formal recreation facilities within POS;
 - c. To compensate developers contributing in excess of the 10%;
 - d. To develop recreation facilities within foreshore areas;
 - e. To purchase areas for community recreation (e.g. library).

Size

- c) Encourage the development of larger rather than smaller spaces to provide a combination of functions - drainage, active, passive and conservation, and to make more attractive/user friendly to community.
- d) Consider developing Yakamia Creek (through to Oyster Harbour) as a future Regional facility.

Location

- e) POS should be located adjacent to other high use facilities such as cafe, shops or a school.
- f) POS should be located adjacent to foreshores.

Maintenance

- g) Careful thought needs to be given towards cost of maintaining parks. The developer should maintain a park for the first few years. Drainage, vegetation and infrastructure should be developed with a view to minimise maintenance cost.

Foreshore Areas

- h) Informal and formal recreation developed adjacent to foreshores is highly valued. Where a foreshore is located within walking distance, consider taking cash in lieu contribution and developing POS facilities within the foreshore.
- i) Paths adjacent to foreshores (Yakamia Creek and Princess Royal Harbour) are highly valued and currently lacking. Paths should be designed as a circuit.

Vegetation

- j) Native vegetation is a valuable component for informal recreation.
- k) Areas of bushland that have little or no recreational value (conservation status) should not be ceded to the City of Albany as POS.

Drainage

- l) Drainage management measures (e.g. Compensating basins) should be designed, developed and landscaped such that the public is able to use the open space for safe, passive and/or active recreation and amenity is not impaired. Where drainage is being accommodated within parkland, it should be developed as follows:
 - a. Swales are not subject to any permanent inundation (i.e. only inundated in a storm event of greater than 1 in 10) and does not present a safety hazard;
 - b. The area of the swale is contoured, unfenced grassed/landscaped and is created as a fully functional play/recreation area;
 - c. Any permanent water body is integrated with an overflow dry basin system which is capable of being used as public open space; and
 - d. In accordance with Liveable Neighbourhoods and Water Sensitive Urban Design – best practice principles.

Design/Facilities

- a) Parks should be developed with a variety of play equipment suitable for all age groups that provide interactive and imaginative components.
- b) Important to consider safety associated with persons (kids) and roads adjacent to parks. Need to feel safe (surveillance) walking within a POS area.
- c) Parks need to have flat areas for recreating.
- d) Consider supporting the use of a park with community gardens. As long as the park can be used by a wide range of people living or working in urban areas and that contribute significantly to quality of life.

- e) Linear parks are useful in connecting persons to high activity nodes such as schools and commercial areas.
- f) The provision of POS and facilities should align with the City of Albany:
 - a. Asset Management Policy and Strategy; and
 - b. Bike strategy.
- g) Consider creating a theme for each park.
- h) The following facilities are highly valued:
 - a. Barbeque;
 - b. Shelter;
 - c. Reticulated grass;
 - d. Quiet places;
 - e. Seating;
 - f. Toilets;
 - g. Drinking water;
 - h. Paths, bush walk trails and multi use trails (e.g. mountain bikes);
 - i. Open space;
 - j. Parking;
 - k. Child play equipment;
 - l. Shade;
 - m. Waste disposal facilities and dog poo bags.
- i) The following parks were nominated as being important for the following reasons:
 - a. Foreshore areas including the Kalgan and King Rivers (walking, pick-nick and fishing), Yakamia Creek (walking), Rushy Point (Little Grove-walking and bird watching), and Oyster Harbour;
 - b. Regional Parks including Centennial Park, Mount Clarence, Mount Melville and Mount Adelaide (walking around board walk-Ellen Cove, mountain-biking, walking dogs and viewing);
 - c. Mills Park (Little Grove-new facilities), Foundation Park (Albany – dog training), Coorinda Park (Albany-cliff walking), Eyre Park (Mira Mar-large space with range of facilities), Callistemon Park (Yakamia-for walking dog and nature), Willera Park (Lockyer-offers a range of facilities); Middleton Beach and Emu Point Parks (adjacent to beach).
- j) The demographics of a locality should be considered when determining the design of POS (e.g. old age persons prefer informal recreation).
- k) POS should to cater for the need to walk a dog.
- l) Consider designing parks to accommodate events (e.g. develop with amphitheatre).

Supply

6.2 A review of existing Public Parkland within Albany was undertaken and is illustrated in the following Maps 1 - 6.

- 6.3** When designing or assessing structure plan and subdivision applications for Albany, officers and developers are to use the WAPC Model (refer to figure 1), the demand characteristics and the Maps 1-6, which illustrate the location and category of POS, to determine:
1. If there are enough parks of different categories within one (1) neighbourhood and within four (4) neighbourhoods;
 2. If the parks are appropriately located (e.g. adjacent to foreshore, school or high density area and within 400m of dwellings); and
 3. If the parks have necessary facilities to serve the category/purpose of park (for purpose of category – refer to 6.4).
- 6.4** Facilities should be developed as per demand characteristics identified in section 6.1 and the following principles listed under the different categories:
1. Local Parks act as:
 - a) Resting places;
 - b) Child play areas;
 - c) Links to other areas;
 - d) A sense of place.
 2. Neighbourhood Parks act as:
 - a) Informal play areas; and
 - b) Passive use.
 3. District Parks act as
 - a) Informal play areas; and
 - b) Formal playing fields.
- 6.5** Regional Parks and Foreshores areas are to be contributed in addition to the 10% POS contribution.

Figure 2 Public Parkland - Overview

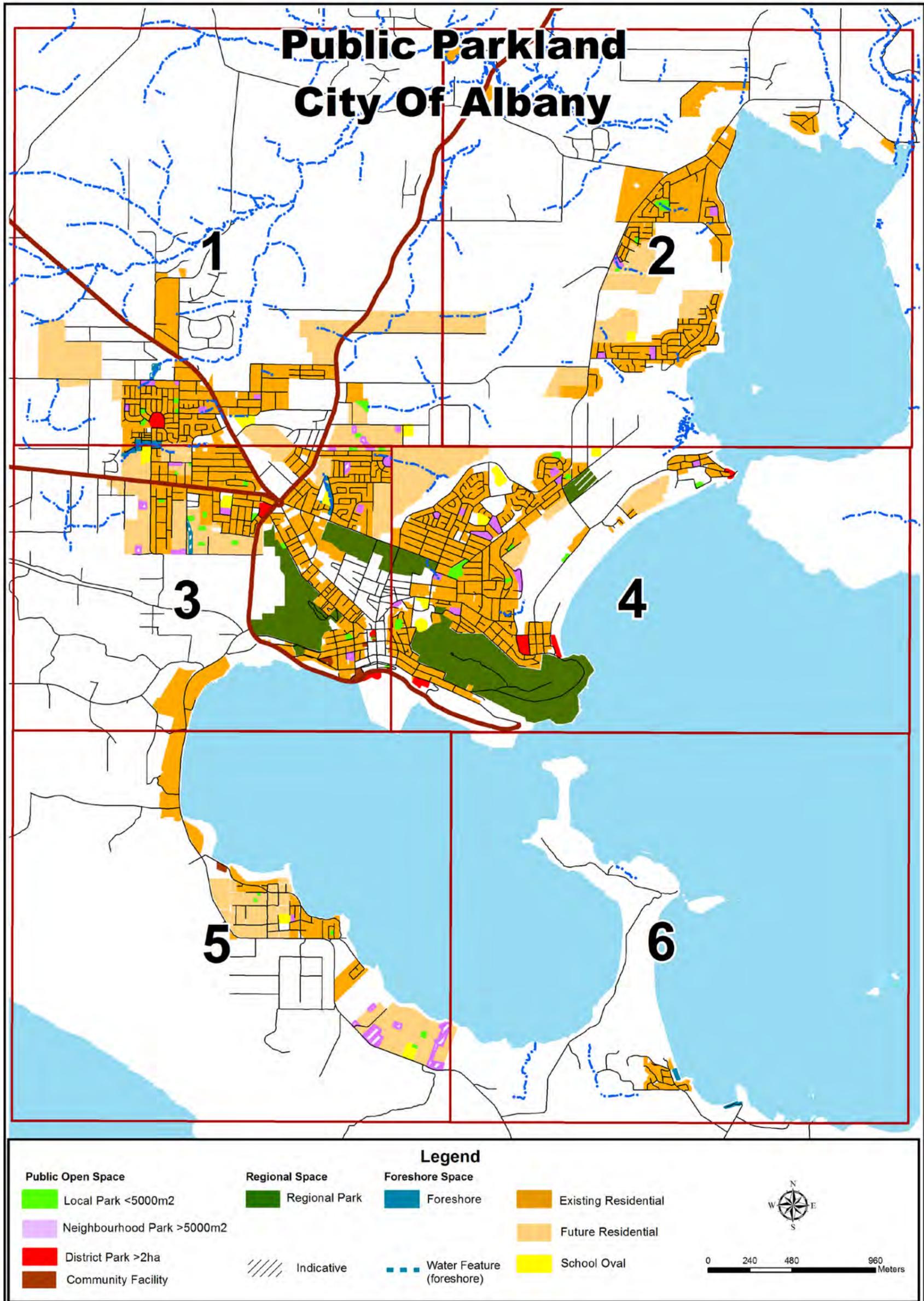


Figure 3 Public Parkland – Map 1

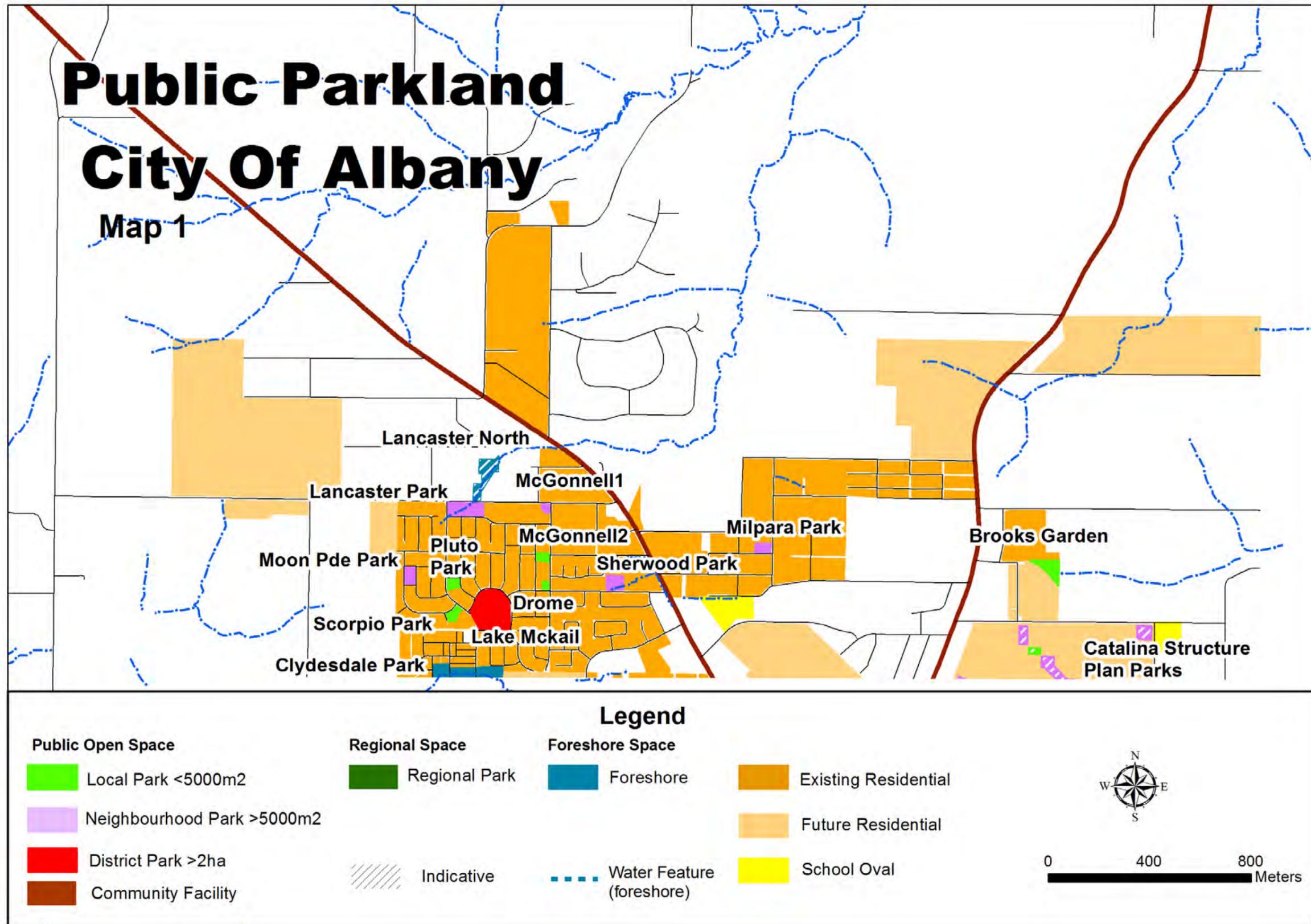


Figure 4 Public Parkland – Map 2

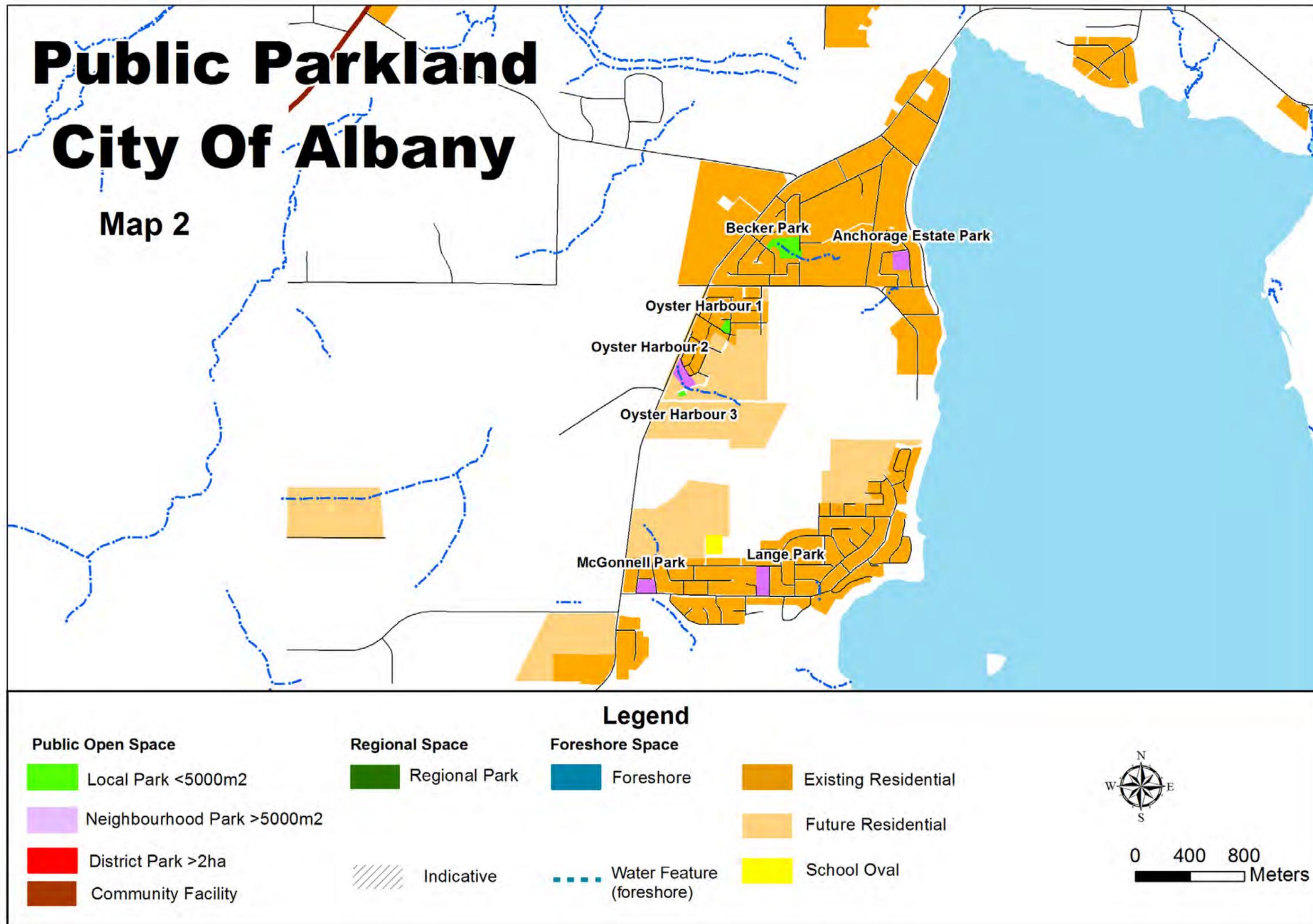


Figure 5 Public Parkland – Map 3

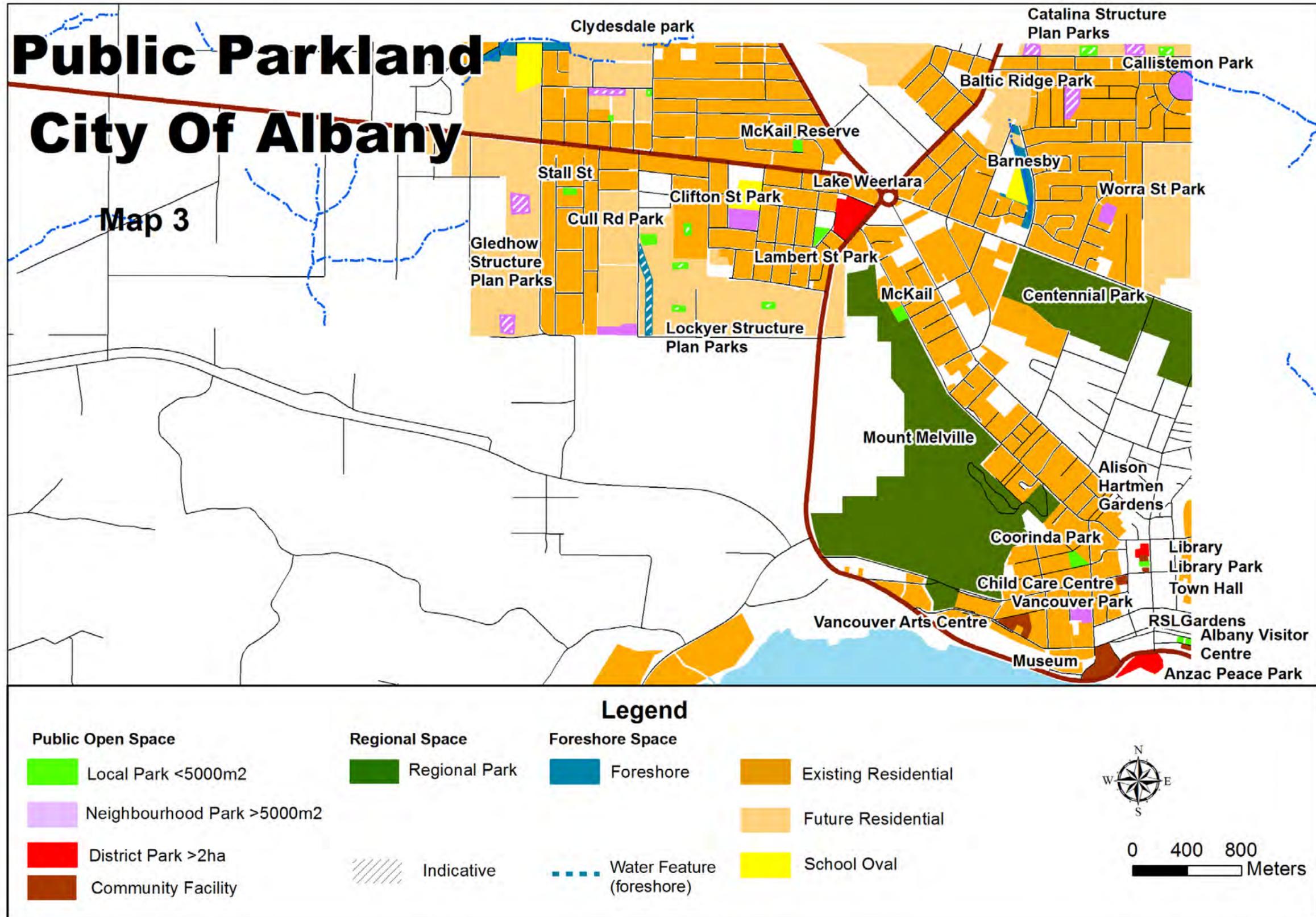


Figure 6 Public Parkland – Map 4

Public Parkland City Of Albany

Map 4



Legend

Public Open Space

- Local Park <5000m²
- Neighbourhood Park >5000m²
- District Park >2ha
- Community Facility

Regional Space

- Regional Park
- Indicative

Foreshore Space

- Foreshore
- Water Feature (foreshore)
- Existing Residential
- Future Residential
- School Oval

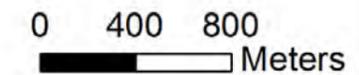


Figure 7 Public Parkland – Map 5

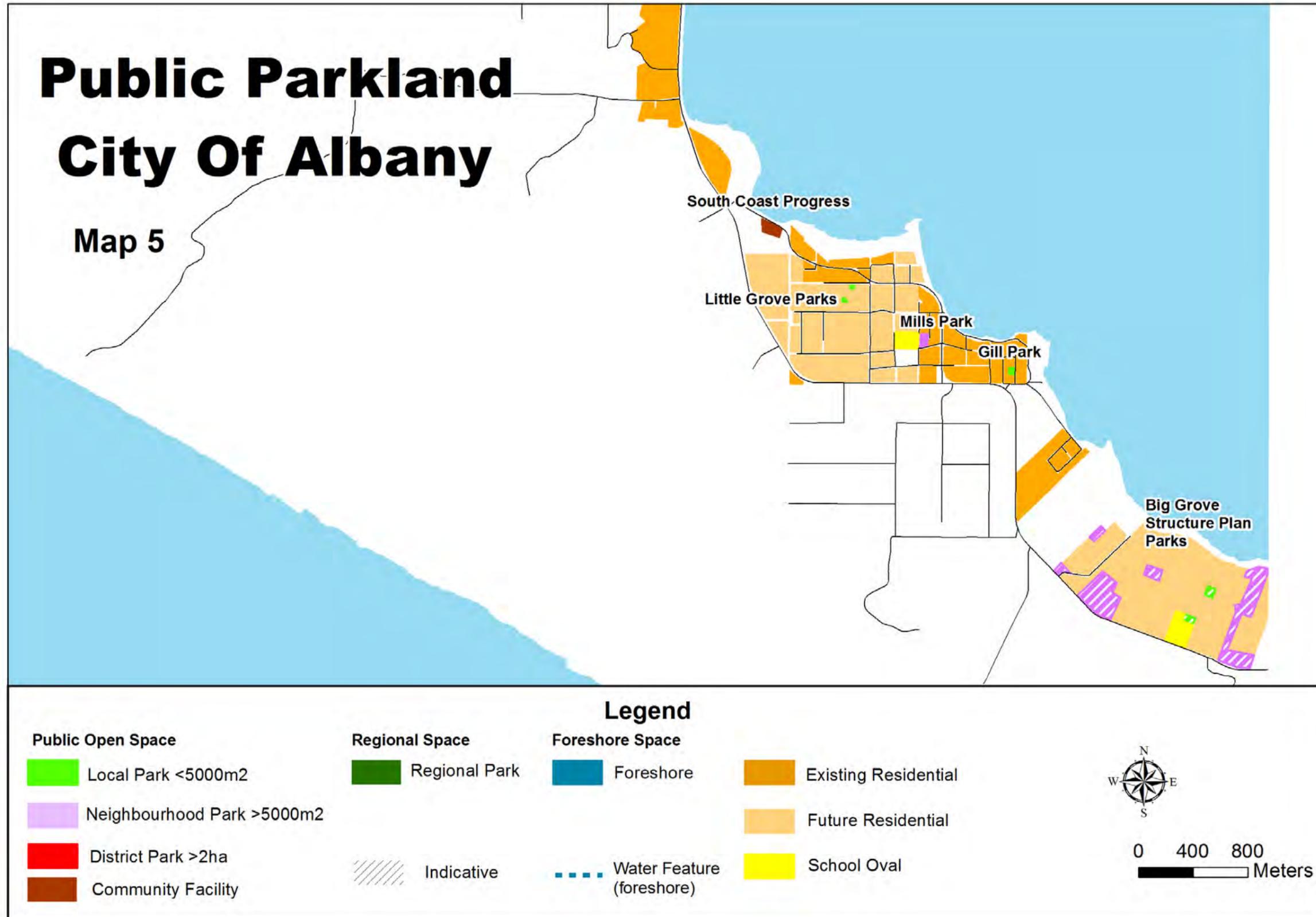
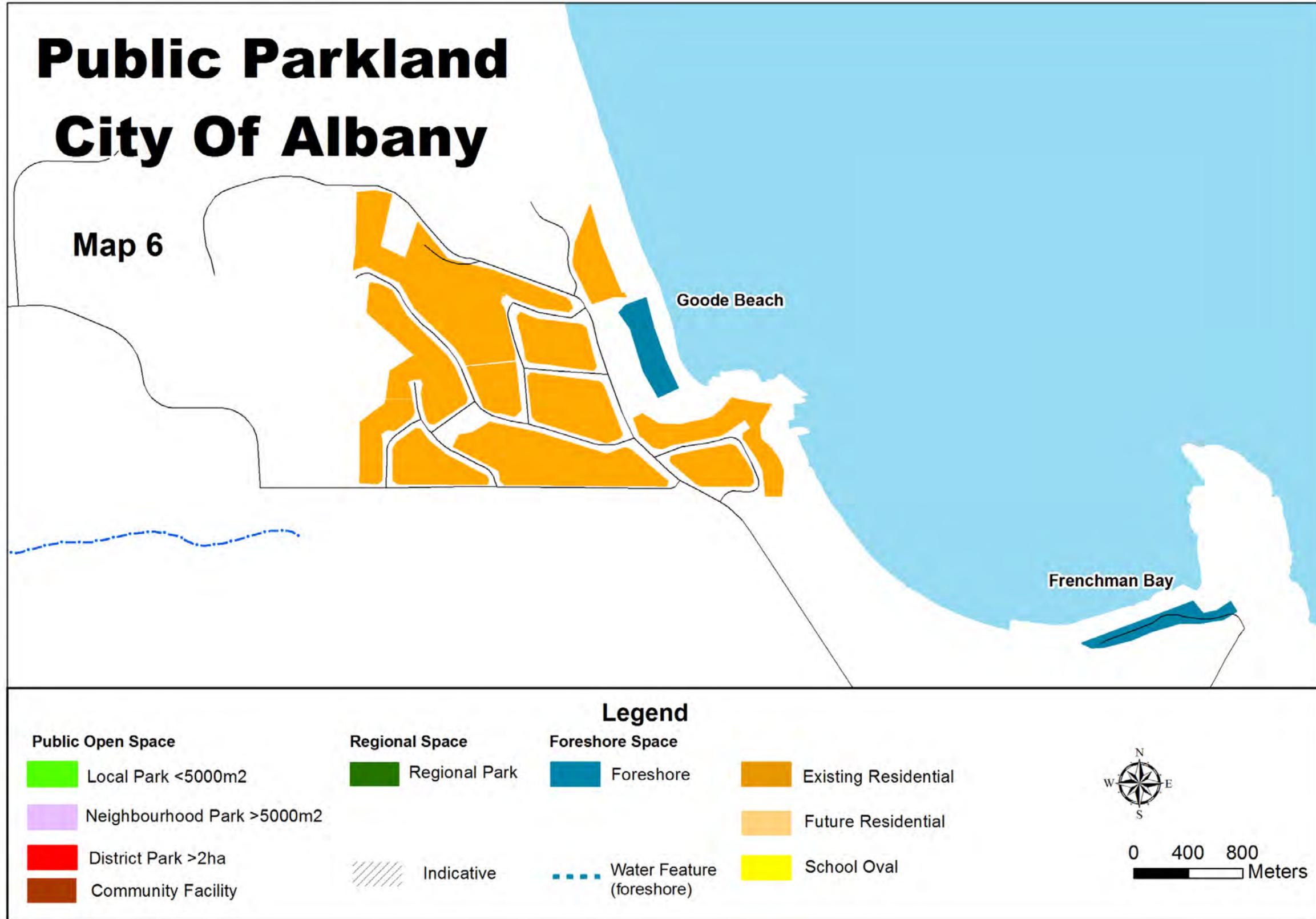


Figure 8 Public Parkland – Map 6



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