

## PD013: DRAFT PUBLIC OPEN SPACE POLICY

<b>Land Description</b>	: City of Albany
<b>Proponent</b>	: City of Albany
<b>Owner</b>	: City of Albany
<b>Business Entity Name</b>	: N/A
<b>Attachments</b>	: Draft Public Open Space Policy Provisions Existing Public Open Space Policy
<b>Appendices</b>	: Nil
<b>Councillor Workstation</b>	: Nil
<b>Responsible Officer(s)</b>	: Executive Director Planning & Development Services (D Putland)

Responsible Officer's Signature:

### STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the [City of Albany Strategic Community Plan 2023](#) and [Corporate Business Plan 2013-2017](#):
  - a. **Key Theme:**
    3. A connected built environment.
    4. A sense of Community.
  - b. **Strategic Objective:**
    - 3.2 To develop and implement planning strategies that support people of all ages and backgrounds.
    - 3.3 To develop vibrant neighbourhoods which retain our local character and heritage.
    - 4.3 To develop and support a healthy, inclusive and accessible community.
  - c. **Strategic Initiative:**
    - By developing facilities and activities that enable active and passive recreation.
    - By providing facilities, services and information that are accessible to all members of our community.
    - By ensuring that community safety is built into all planning and development initiatives.
2. Council's decision on the draft Public Open Space Policy should be consistent with the objectives of the Albany Local Planning Strategy (ALPS) as the principal land use planning strategy for the City.

3. ALPS section 6.4.7 – *Recreation*, contains the following Planning Objectives:
- “To protect and rationalise existing regional facilities and set aside future facilities based on spatial needs”;
  - “To set aside and develop/manage reserves as partnerships with the development industry.”
4. The draft Public Open Space Policy is considered to be consistent with these objectives.

**In Brief:**

- The Western Australian Planning Commissions - *Development Control Public Open Space (POS) Policy 2.3*, requires that;
  - a suitable amount and type of recreation and sporting space be provided within walking distance to residential areas; and
  - local governments identify existing or potential deficiencies of public open space within its locality and makes provisions to improve or provide open space.
- In 2011, the City of Albany adopted POS policy provisions. However this policy does not adequately address the demand and supply of POS.
- A new draft set of policy provisions has been developed and is based on more detailed analysis of supply and demand for POS.
- Staff recommend that Council resolves to advertise the draft Public Open Space Policy.

**RECOMMENDATION**

**PD013: COMMITTEE RECOMMENDATION  
VOTING REQUIREMENT: SIMPLE MAJORITY**

**THAT Council pursuant to Clause 7.21 of Town Planning Scheme No. 1A and Clause 6.9 of Town Planning Scheme No. 3, RESOLVES to advertise the draft Public Open Space Policy.**

PD013: COMMITTEE RECOMMENDATION

MOVED: MAYOR WELLINGTON  
SECONDED: COUNCILLOR HORTIN

THAT the Officer Recommendation be RECEIVED.

CARRIED 8-0

**PD013: RESPONSIBLE OFFICER RECOMMENDATION  
VOTING REQUIREMENT: SIMPLE MAJORITY**

**THAT Council pursuant to Clause 7.21 of Town Planning Scheme No. 1A and Clause 6.9 of Town Planning Scheme No. 3, resolves to advertise the draft Public Open Space Policy.**

## BACKGROUND

5. The Western Australian Planning Commissions - *Development Control Public Open Space (POS) Policy 2.3*, requires that;
  - A suitable amount and type of recreation and sporting space be provided within walking distance to residential areas; and
  - Local Governments identify existing or potential deficiencies of public open space within its locality and provisions to improve or provide open space.
6. In 2012, the City of Albany began a process to develop a new POS Policy. The process involved assessment of:
  - Western Australian Planning Commission legislative requirements;
  - Department of Sport and Recreation guidelines;
  - Australian Bureau statistics; and
  - Comments received from the:
    - Department of Planning;
    - Department of Sport and Recreation;
    - City of Wanneroo and Stirling; and
    - Recreational, drainage, maintenance and asset officers at the City.
7. The City's Town Planning Scheme requires the draft policy to be advertised for the purpose of seeking public and government comment.

## DISCUSSION

### POS Policy Provisions

8. Based on the review undertaken for POS supply and general demand, a revised set of provisions has been formulated, and incorporated into a draft POS Policy.
9. The purpose of these provisions is to ensure:
  - A suitable amount of recreation and sporting space is provided within existing and future residential areas;
  - A suitable amount of funds are secured to buy land for recreation and sporting space or to develop infrastructure within these parkland areas;
  - Improvement of the quality, diversity and function of recreation and sporting spaces;
  - Improvement of access (paths) to and within recreation and sporting spaces; and
  - Improvement in design of drainage to ensure longevity of development and to reduce work required for maintenance.
10. As a result of feedback received from the Department of Sport and Recreation, the draft policy defines parkland into the following two categories:
  - **Recreation**; recreation spaces that provide a setting for informal play and physical activity, relaxing and social interaction; and
  - **Sporting**; Sport spaces that provide a setting for formal structural sporting activities.

### Supply of POS

11. The majority of developed residential neighbourhoods (e.g. McKail, Yakamia, Little Grove) have areas reserved for POS within walking distance to dwellings. However, some of the POS areas are compromised by:
  - Lack of usable 'Sporting' space (such as a soccer pitch) ;
  - Lack of infrastructure ( such as play equipment, paths and toilets ); and
  - Their small size (e.g. < 3000m<sup>2</sup>) which may make POS areas less attractive or less functional. ( e.g. Active recreational areas ).
12. Albany is fortunate to have large existing 'Restricted Use' areas within 10-15 min drive of most residential areas. (e.g. Mount Clarence and Mount Melville, areas adjacent to Princess Royal and Oyster Harbours and King George Sound and areas adjacent to the King and Kalgan Rivers) These areas provide recreational opportunities to the general public, however because they are retained primarily for their cultural, heritage or conservation values, they do not fall under the POS categories of Recreation and Sporting.
13. Albany is also fortunate to have a large regional 'Sporting' facility (Centennial Park) central to its catchment. Recent investments have been made to upgrade facilities at Centennial Park (e.g. drainage and ovals) to improve support for sporting clubs (such as soccer) that are currently experiencing a growth in demand. However, the location and financing of an additional regional 'Sporting' complex will need to be considered to cater for an additional 30,000 persons expected within the next 50 years.

### Demand for POS

14. While demand for POS specific to Albany has not been formally quantified (i.e. demand for POS has not been assessed via a community survey or study), the research undertaken to-date suggests that there is:
  - A sufficient amount of parkland set aside in residential areas although the nature of the parkland is insufficient as it is generally too small and without suitable infrastructure to accommodate sporting and recreation activities;
  - A need for larger parkland spaces that provide a multitude of uses, inclusive of sporting, recreation and drainage.

## **GOVERNMENT & PUBLIC CONSULTATION**

15. The Department of Planning, the Department of Water, the Department of Sport and Recreation, the City of Wanneroo and the City of Stirling were consulted. As a result of the consultation, adjustments were made to the Policy provisions and supporting data.
16. If the Council resolves to advertise the draft POS Policy, an advertisement will be placed in the local newspaper and letters will be sent to government organisations inviting comment. Comments will then be referred back to Council for review.

## STATUTORY IMPLICATIONS

17. Clauses 6.9 of the City of Albany Town Planning Scheme 3 and 7.21 of Town Planning Scheme 1A set out the processes to adopt and modify Town Planning Scheme policies and also provide direction on what function the policies have in the decision-making process.
18. A Policy may only be altered or rescinded by:
- Preparation and final adoption of a new policy, specifically worded to supersede an existing policy; and
  - Publication of a formal notice of rescission by the Council twice in a newspaper circulating in the area.

## POLICY IMPLICATIONS

19. After an advertising period has been completed and the amended Policy is re-presented to Council for final consideration, Council will need to formally rescind the existing POS Policy.

## RISK IDENTIFICATION & MITIGATION

The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Organisational Operations</i> <i>Poor decision making as a result of peculiarities, inconsistencies and lack of provisions in the City's Policy Manual.</i>	<i>Likely</i>	<i>Medium</i>	<i>Medium</i>	<i>Adopt amendments to the Policy Manual to solve peculiarities, inconsistencies and lack of provisions.</i>

## FINANCIAL IMPLICATIONS

20. There are no financial implications related to this item.

## LEGAL IMPLICATIONS

21. There are no legal implications relating to this item.

## ENVIRONMENTAL CONSIDERATIONS

22. There are no environmental considerations relating to this item.

## ALTERNATE OPTIONS

23. Council may resolve to:
- a. Defer advertising;
  - b. Support advertising with or without modifications; or
  - c. Refuse to advertise.

## **SUMMARY CONCLUSION**

24. The POS Policy has been drafted and includes supply analysis, demand analysis and a set of POS provisions for the purpose of receiving government and community input.
25. The work done to-date is the result of extensive research of state legislation and other local government strategy and policy documents. Consultation was undertaken with internal staff, the Department of Sport and Recreation, the Department of Planning and the Department of Water.
26. It is recommended that Council adopt the draft POS Policy for the purposes of advertising.

<b>Consulted References</b>	:	Local Planning Scheme 1A and 3 Policy Manual
<b>File Number (Name of Ward)</b>	:	City of Albany
<b>Previous Reference</b>	:	OCM 19/04/11 - Item 1.1 (Adoption of Final version of Policy Manual).