

City of Belmont
Local Planning Scheme No. 15
**PUBLIC OPEN SPACE
LOCAL PLANNING STRATEGY**

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EXECUTIVE SUMMARY

The City of Belmont recognises the value of its parkland as an important community asset both now and in the future.

As a part of the City of Belmont's actions to address these needs, the Council has incorporated consideration of open space into its Strategic Plan in both the Natural and Built Belmont key result areas. This is to ensure sustainable outcomes for the natural environment and for the community are achieved whilst positively contributing to the quality of life of residents, the image of the City and the amenity of the City.

The key principles and elements relevant to planning for a liveable city include protecting and enhancing the natural environment, open spaces and heritage by:

- protecting the beauty and accessibility of our beaches, parks and rivers;
- protecting and enhancing waterways and air quality;
- protecting water supplies, both surface and in aquifers; and
- protecting and enhancing our natural, cultural and built heritage, including Indigenous heritage.

Council also recognises the important role that the City of Belmont plays in ensuring that adequate provision for key environmental issues is made in the City's planning and development policies and processes. The assessment of the Local, State and Federal legislative and policy context indicates that the Council is meeting its statutory obligations. This report examines the current statutory context and associated actions in regard to the environment and identifies the key environmental planning issues facing the City. From that basis constraints are detailed and opportunities for improvement outlined.

A number of recommendations arise from the Strategy:

- **Ground Water Allocation**

Any new areas of public open space as a result of future developments require the developer to apply to the Department of Environment for a bore licence and an allocation of groundwater. Any such licence and groundwater allocation would have to be transferred to the City of Belmont at the time of the site handover.

- **Safety and Security**

It is recommended that a requirement for Crime Prevention Through Environmental Design (CPTED) principles to be addressed (as detailed under the Designing Out Crime Planning Guidelines) be incorporated into any consultants brief as a requirement for tender on any Council facility (inclusive of parks).

- **Perth International Airport**

The City must continue to stress with Westralia Airports Corporation and the Department of Transport and Regional Services that development of all precincts detailed under the Master Plan should be progressed using a structure plan and planning guidelines approach. This will ensure that any areas of conservation values are identified and integrated with any development.

- **Infill**

In the instances of Rivervale and Redcliffe, a development levy could be justified on the basis that the areas are presently underprovided in open space; grouped dwelling development is reducing the area of private open space whilst intensifying development; and a specific strategy is being pursued. It is recommended that this matter be pursued with the Western Australian Planning Commission (WAPC) as to whether the WAPC consider a levy appropriate and what the levy should be set at. This levy should only be applied where no requirement for cash-in-lieu of open space has been required.

Consideration should be given to reserve upgrades within Rivervale and Redcliffe.

Higher standards of reserve maintenance should be established to offset any overall shortfall in open space provision.

- **Disposal and Acquisition**

Where existing small scale parks or land reserved for a dual drainage/recreation purpose are identified as having limited functional value, consideration should be given to the potential disposal of the sites and the funds utilised to redress the balance in those localities where under-provision of open space has occurred.

Where subdivision or strata titling of land occurs and five or more lots are created, any public open space requirement should be taken as 10% cash-in-lieu unless the subdivision represents a good opportunity to provide functional open space within the suburbs of Rivervale and Redcliffe.

In the case of development where built strata is likely to occur, a condition should be imposed at the development stage requiring the payment of cash-in-lieu of open space prior to the issue of Built Strata title.

- **Ongoing Maintenance/Asset Management**

Long term objectives for reserve maintenance standards should continue to be established and evaluated and determined in view of a financial and environmental analysis involving the cost of upgrades along with ongoing maintenance implications.

1.0 INTENT AND METHODOLOGY

The intent of this document is to analyse the existing provision of open space within the City of Belmont and ensure that a strategic plan is in place for the existing and future needs of residents, the workforce and visitors to the City of Belmont.

This Strategy sets out:

- minimum standards of land area provision based on current best practice;
- ease of accessibility to available open space; and
- current and proposed maintenance standards that should apply.

Open Space provision within this Strategy has been assessed on the basis of Open Space catering for 'Residential' and 'Non Residential' areas.

This Strategy briefly examines the State and Local context of Open Space provision, and, using accepted standards of provision (quantity of open space) it provides an overview of each residential suburb based on existing and forecast population figures. The accessibility; standard of maintenance; and the nature (passive, active, conservation) of existing reserves are also detailed.

On that basis, an analysis is provided for each residential suburb. From that analysis opportunities and constraints are identified and actions recommended. Having identified the level of facility that can be expected by residents of the City, the strategy outlines actions to be taken to address deficiencies.

2.0 PLANNING CONTEXT

2.1 State Context

2.1.1 Stephenson & Hepburn Report – Plan for the Metropolitan Region, 1955

The 'Plan for the Metropolitan Region Perth and Fremantle, 1955 Report', produced by Stephenson and Hepburn in 1955, provided the basis for the development of the Perth Metropolitan Area and set out requirements and standards which have guided planning in the Metropolitan Region since that time.

The Plan identified that, for most areas, a standard of 3.36 hectares per 1000 population (excluding school playing fields) is sufficient for public open space. By determining the uniform density based on this standard as 30 persons per hectare, the standard contribution of 10% of the gross residential area for public open space has been applied since 1956.

This standard is reflected in the Western Australian Planning Commission's Policy DC 2.3 'Public Open Space in Residential Areas'.

2.1.2 State Planning Strategy

In 1997 the Western Australian Planning Commission adopted the State Planning Strategy in order to plan for development up to 2029. The Strategy is aimed at developing a land use planning system to achieve a number of goals including generating wealth, conserving and enhancing the environment, and building vibrant and safe communities.

Statement of Planning Policy No. 1 'State Planning Framework' was developed to bring together existing State and regional policies and plans which apply to land use and development in Western Australia.

The State Planning Framework is an amalgamation of all State Government planning policies, strategies and guidelines providing direction on the form and methods of growth and development.

The State Planning Strategy outlines general principles and actions for the State and specific actions for the Perth Region. The general actions that relate to this Strategy include:

- Formalise the establishment and management of regional parks;
- Ensure neighbourhoods include appropriate local open space; and
- Identify in local structure plans and town planning schemes, sufficient land to accommodate a full range of necessary community facilities.

The Framework outlines a number of general principles for land use planning and development. In regard to the matter of the Environment and Community it states:

"A1. Environment

The protection of environmental assets and the wise use and management of resources are essential to encourage more ecologically sustainable land use and development. Planning should contribute to a more sustainable future by:

- promoting the conservation of ecological systems and the biodiversity they support including ecosystems, habitats, species and genetic diversity;*
- assisting in the conservation and management of natural resources, including air quality, energy, waterways and water quality, land, agriculture and minerals, to support both environmental quality and sustainable development over the long term;*
- protecting areas and sites with significant historic, architectural, aesthetic, scientific and cultural values from inappropriate land use and development;*
- adopting a risk-management approach which aims to avoid or minimise environmental degradation and hazards; and*
- preventing environmental problems which might arise as a result of siting incompatible land uses close together.*

A2. Community

Planning anticipates and responds to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities. Planning should recognise the need for and, as far as practicable, contribute towards more sustainable communities by:

- i. accommodating future population growth and providing housing choice and diversity to suit the needs of different households, including specialist housing needs, and the services they require;*
- ii. providing land for a range of accessible community resources, including affordable housing, places of employment, open space, education, health, cultural and community services;*
- iii. integrating land use and transport planning and promoting patterns of land use which reduce the need for transport, promote the use of public transport and reduce the dependence on private cars;*
- iv. encouraging high standards of urban design and a sense of neighbourhood and community identity;*
- v. promoting commercial areas as the focus for shopping, employment and community activities at the local, district and regional levels; and*
- vi. providing effective systems of community consultation at appropriate stages in the planning and development process.”*

The preparation and development of this Public Open Space Strategy has been based on the overall vision outlined in the State Planning Strategy, and is consistent with the objects of that Strategy.

2.1.3 Bush Forever

Bush Forever identifies regionally significant bushland on the basis of criteria relating to its conservation value. Important among these criteria is the achievement, where possible, of a comprehensive representation of all the ecological communities originally occurring in the region, principally through protecting a target of at least 10 per cent of each vegetation complex.

The areas selected are defined as Bush Forever Sites, which are representative of regional ecosystems and habitats, and play a central role in the conservation of Perth's biodiversity.

Bush Forever does not include locally significant bushland sites,

Only two sites are identified by Bush Forever within the City of Belmont. 'Perth Airport and adjacent Bushland' is identified as site No. 386 and 'Swan River Salt marshes' is identified as site No. 313.

2.1.4 WA Planning Commission – Development Control Policy Manual

WAPC Policy DC 2.3 'Public Open Space in Residential Areas' has as a basic component of the policy a requirement that 10 percent of the gross subdivisible area of a conditional subdivision shall be given up free of cost by the subdivider for public open space. This has been the basis of open space policy in the State for many years and emanates from the recommendations of the Plan for the Metropolitan Region Perth and Fremantle, 1955 Report (The Stephenson-Hepburn Plan). In its policy, the WAPC states that it *“is aware of the continuing debate about the validity of certain aspects of this policy in the light of such matters as restraints on local government expenditure (with consequent limiting effects upon its ability to develop and maintain open space), the need to ensure adequate open space in existing urban areas, and the balance between passive and active recreational areas. This policy is subject to a comprehensive review.”*

Objectives

- To ensure that all residential development in the State is complemented by adequate, well-located areas of public open space that will enhance the amenity of the development and provide for the recreational needs of local residents.
- In appropriate cases, to facilitate the provision of land for community facilities - such as community centres, branch libraries and day-care centres – in conjunction with land ceded for public open space.
- To protect and conserve the margins of wetlands, water-courses and the foreshores adjacent to residential development.

The Commission's normal requirement in residential areas is that, where practicable, 10 percent of the gross subdivisible area be given up free of cost by the subdivider as a 'Reserve for Recreation' and vested in the Crown under the provisions of Section 152 of the Planning and Development Act 2005 (formerly Section 20A of the Town Planning and Development Act 1928 – now revoked). In determining the gross subdivisible area the Commission deducts any land which is surveyed for schools, major regional roads, public utility sites, municipal use sites, or, at its discretion, any other non-residential use site.

The 10 per cent requirement is derived from the recommendations contained in the Stephenson-Hepburn Plan. That report states that for most areas a standard of 3.36 hectares per 1000 population (excluding school playing fields) is recommended as sufficient for public open space. On the basis of a uniform density of 30 persons per hectare, a standard contribution of 10 percent of the gross residential area for public open space has been applied since 1956. This requirement remains valid, as gross residential densities have remained much the same since that time, with smaller lot sizes being offset by declining household occupancies.

In terms of the location and distribution of public open space, the Commission favours an overall balance between incidental open space, readily accessible to all residents, and recreational open space in larger units suitable for active leisure pursuits.

Requirements for industrial areas are incorporated in the Commission's development control policy regarding Industrial Subdivision (DC Policy 4.1).

Clause 3.6 of that Policy relates to public open space. It states that the Commission has no general requirement for the provision of public open space in industrial areas. However, *"it is necessary to ensure that adequate facilities are available for both passive and active recreation during workers leisure periods, and it may require land to be given up free of cost for this purpose in particular circumstances. In this regard, the size of workforce in the area, the proximity of existing public open space and the scale of new development being proposed will be taken into consideration."*

Land may also be required to be given up as public open space in order to provide for buffer strips between industrial uses and any adjacent non industrial areas.

2.1.5 WA Planning Commission – Liveable Neighbourhoods Community Design Codes

The Liveable Neighbourhoods operational policy has been on trial since February 1998. Since that time developers have been able to choose the policy as an alternative to current Western Australian Planning Commission policies for the design and assessment of subdivisions and structure plans.

As a result, the principles and objectives of Liveable Neighbourhoods, along with more sustainable development practices, have been applied in many new development areas. Notwithstanding that the Codes are intended for new development areas, many of the principles can be applied to existing developed areas.

Element 4 of Liveable Neighbourhoods Edition 3 (2004) addresses the issue of Public Parkland within communities. Whilst 'Liveable Neighbourhoods' is intended to facilitate the development of sustainable communities when new development is proposed, many of the standards contained therein can be applied to existing communities to benchmark existing facilities against 'best practice' principles.

Liveable Neighbourhoods recognises that public parkland that can be used by a wide range of people living or working in urban areas and contributes significantly to quality of life.

Three types of public parkland are identified:

- **Regional open space**
Defined under a regional or sub-regional structure plan and/or included in a region scheme and set aside for acquisition. Regional open space should accommodate active and passive recreation such as major playing fields as well as conservation and environmental features.
- **Foreshore reserves**
Contributed free of cost by the owner through the subdivision process or acquired under the Metropolitan Improvement Fund.
- **Public Open Space (POS)**
Contributed free of cost by the owner through the subdivision process (eg district park, neighbourhood park, local park, special purpose parks, playing fields, community purpose sites).

Liveable Neighbourhoods sets out the requirements of the Western Australian Planning Commission for foreshore reserves and public open space and the provision of land for community facilities in urban areas. The objectives of the policy are:

- To ensure that public open space of appropriate quality and quantity is provided in a timely manner to contribute towards the recreational and social needs of the community in convenient locations.
- To integrate urban water management functions with public parkland.
- To facilitate the provision of land for community facilities where appropriate, as part of land ceded for public open space.
- To protect and conserve margins of water courses, water bodies and wetlands and establish public foreshores along the coast and watercourses adjacent to urban development.
- To ensure that safety and surveillance of public parkland is delivered through appropriate structuring and design.
- To facilitate the provision of the public open space contribution and its development as part of the subdivision process and to enhance local amenity.
- To ensure that public parkland is integrated into the urban structure to produce both land use efficiency and long-term sustainability.

- To provide a practical cash-in-lieu mechanism for open space allocation and improvements.
- To provide for regional variations that best reflects local community requirements.
- To ensure the provision of adequate land to protect, and to provide public access to, river, creek, lake and ocean foreshores.

Standards are contained within Liveable Neighbourhoods for functionality and distribution of parkland which are intended to ensure that there is a balance between conservation and active and passive recreational uses in district, neighbourhood and local open space. Standards are identified for District, Neighbourhood and Local Parks.

- **District Parks**

At least 2.5ha generally for a combination of passive (including informal play areas) and active (formal playing fields) use, within 1 km of most dwellings.

- **Neighbourhood Parks**

Between 3,000m² to 5,000m² or larger for active (informal play areas) and passive use, approximately 600 dwellings within a maximum 400m of most dwellings.

- **Local Parks**

Up to 3,000m² within 150m to 300m of safe walking distance of all dwellings; local parks can include small parks, special purpose parks, children's playgrounds and squares.

2.1.6 Network City

In 2004 the State Government launched Network City after widespread consultation. The community plan that was produced outlines a change in direction for planning in Perth.

Chapters Three and Five of the document specifically touches on areas of specific interest to this document.

Chapter Three considers what is required to make Perth the world's most liveable city by 2030. It defines a liveable city as encompassing "features that create and support liveable places and communities that offer a high quality of life with the ability to function as long term, viable settings for human interaction, communication and cultural development."

The Network City accepts that liveable cities have the following features:

- clean, green, attractive and distinctive;
- good public transport and pedestrian systems;
- equitable, inclusive, safe and prosperous;
- provides high standards of housing, education and health care;
- maintains high levels of employment;
- tolerant and embraces diversity;
- culturally and intellectually stimulating; and
- gives people a sense of identity, pride and belonging.

The Dialogue process has identified a number of key liveability factors valued by Perth people, including:

- standard of living (value in the housing market etc);
- lifestyle (casual, friendly, outdoor etc);

- space (lots of parks, the beach, uncrowded etc);
- the natural environment (river, ocean, hills etc);
- environmental ‘health’ (comparatively little air pollution and congestion etc); and
- accessibility to housing, services and employment (affordable, diverse, choice etc).

Figure 3.1 from Network City is reproduced below and shows factors both positively and negatively impacting on liveability.

Figure 3.1(a): Factors contributing to high standards of liveability

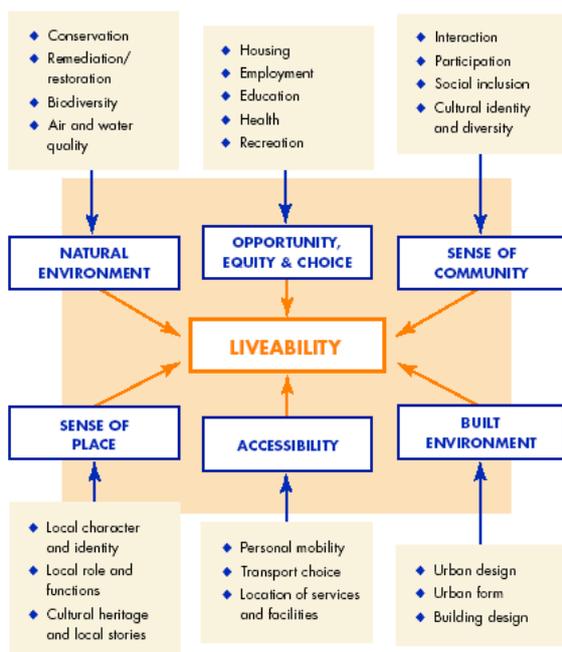


Figure 3.1(b): Factors having a negative impact on liveability

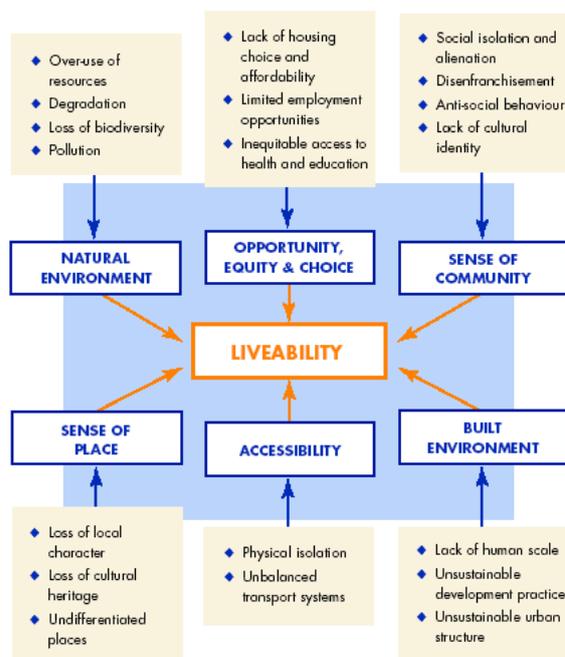


Figure 1: Copy of Network City Figure 3.1
(Source: Network City: Community Planning Strategy for Perth and Peel)

The key principles and elements relevant to planning for a liveable city include protecting and enhancing the natural environment, open spaces and heritage by:

- protecting the beauty and accessibility of our beaches, parks and rivers;
- protecting and enhancing waterways and air quality;
- protecting water supplies, both surface and in aquifers; and
- protecting and enhancing our natural, cultural and built heritage, including Indigenous heritage.

Chapter Five details planning principles for the environment and heritage. Specifically, objective 5 requires protection and enhancement of the natural environment, open spaces and heritage.

Strategy 5-6 envisages the interlinking of “recreational areas, environmental reserves, greenways and other natural open-space areas, so as to provide a continuous and meaningful greenway from the Moore River, through the heart of the city to Busselton”.

2.1.7 Metropolitan Region Scheme

Land reserved under the Metropolitan Region Scheme (MRS) has been deemed to have significance on a regional level.

The MRS is established under the Metropolitan Region Town Planning Scheme Act 1959. The Act provides funding through a Metropolitan Improvement Tax which is utilised in acquiring land for regional purposes.

Land designated as 'Parks and Recreation' under the MRS within the City of Belmont is shown in Appendix 1.

2.2 Local Context

2.2.1 1991 Public Open Space Rationalisation Strategy Report

In 1991 a report was produced which examined public open space provision within the City of Belmont. The majority of sites identified within that report have now been addressed.

A number of land rationalisation proposals were contained within the 1991 Report. Whilst the primary concern of the Working Group which produced the report was the determination of an adequate response to the need for open space rationalisation, the matters of the sale of Council owned land; rationalisation of drainage reserves; and education department landholdings were considered at the same time.

The Report recognised that as the City of Belmont is one of the older inner ring suburbs where subdivision took place in the 1950s and 1960s on an infill basis the result was that in those instances where an open space contribution was required it was small and arbitrarily located. That random pattern of infill subdivision resulted in an uneven distribution of open space in general but local open space in particular.

The Report acknowledged that the uneven distribution of open space within the City can never be fully resolved but the report provided a corner stone from which to build a comprehensive plan for the provision of public open space in the City of Belmont.

To date the recommendations of that Report have come to fruition with the exception of the action relating to Reserves 29010 and 28064 Beverley Road, Cloverdale (Class C Reserves) and Reserve 33115 Treave Street, Kewdale (Class C).

- **Reserves 29010 and 28064 Beverley Road, Cloverdale**

Reserve 29010 (1080m²) was vested under Section 20A of the then Town Planning and Development Act 1928 in 1967. Reserve 28064 (2175m²) was vested under that Act in 1965.

Due to the proximity of the lots to PJ Faulkner Park, it was proposed that the lots be disposed of and funds generated expended on the development of the drainage reserve (Lot 52) at the corner of Wright and Fisher Streets, Cloverdale. That Reserve has been upgraded but the Beverley Street lots have not yet been disposed of.

Both lots are currently zoned Residential under the City of Belmont Town Planning Scheme No. 14. In calculating open space provision for Cloverdale these two lots have not been included.

- **Reserve 33115 Treave Street, Kewdale**

Reserve 33115 was vested under Section 20A of the then Town Planning and Development Act 1928 in 1968. It was identified that this open space added to the amenity of the location by acting as a buffer between residential development and Leach Highway. It was identified that it would be possible to subdivide two 761m² residential lots out of the reserve and still retain a continuous 17metre wide strip of open space having an area of 3926m².

It was later proposed by Council to close entire Reserve 33115 and for the land to be amalgamated with Lots 12010 (80) and 12011 (79) Treave Street owned by Council in order to create a grouped housing site. This proposal was rejected by the WAPC in April 2002 but the reasons for the lack of support justify further approaches by the Council.

2.2.2 Town Planning Scheme No. 14

Town Planning Scheme No. 14 was gazetted in December 1999. This District Scheme was established in accordance with the requirements of the Town Planning and Development Act 1928 (as amended) and Town Planning Regulations 1967.

The Metropolitan Region Town Planning Scheme Act 1959 stipulates that any town planning scheme must be consistent with the Metropolitan Region Scheme. Accordingly, Town Planning Scheme No. 14 shows regional reserves and local reserves.

Refer to Appendix 2 for a map showing public open space which is located on land reserved or zoned under the City of Belmont's Town Planning Scheme No. 14.

2.2.3 City of Belmont Strategic Plan 2006 to 2011

The City of Belmont Strategic Plan sets the direction that Council will take in the City of Belmont. It establishes goals, strategies to achieve them, and measurable performance objectives to enable Council and the Community to review progress.

The City's Vision Statement follows:

"This is described by Belmont as a place to which the community aspires; a City that is attractive, safe, healthy and prosperous and fulfils the aspirations of the community; a place that encourages a wide range of lifestyles living harmoniously; where human activities enhance rather than degrade the natural and built environment: where citizens and local businesses can grow socially, culturally and economically; a place that our next generation will be pleased to inherit; a place known as a City of Opportunity".

To be successful overall, outcomes must be achieved for:

- the resident community (Social Belmont),
- the business community (Business Belmont),
- the natural environment (Natural Belmont) and for
- the man-made physical structure and layout of the City (Built Belmont).

The following figure shows the interaction between the four areas of achievement which make up the Key Result Areas of the Strategic Plan.



Figure 2: City of Belmont Strategic Plan Key Result Areas

With specific reference to this Strategy, the key areas of the Strategic Plan are those areas of Natural Belmont and Built Belmont.

The Natural Belmont key result area is about achieving sustainable outcomes for the natural environment and for the community. It includes natural resources, parkland, the Swan River and foreshore. There are substantial pressures on the green environment, and opportunities for improvement. These include pollution, restricted scheme water, over-used ground water, under-utilised stormwater, reduced biodiversity, foreshore erosion and the need for new management strategies for the 164 irrigated hectares of open space given a reduction in available water.

A key strategy is to “*Maintain public open space in accordance with the needs and expectations of the community*”.

The Built Belmont key result area is about positively contributing to the quality of life of residents, the image of the City and the amenity of the City. It comprises public infrastructure (eg roads, footpaths, rights-of-way, street lighting, drainage, parks, bushland); public facilities (eg Council’s buildings for community use); and private residential and commercial property.

The objectives for this key result area are to:

- *Achieve a planned City that is safe and meets the needs of the community*
- *Accomplish urban renewal of designated areas to meet the changing needs of the community*
- *Maintain public infrastructure in accordance with sound economic principles, taking into account the community’s needs & expectations*
- *Provide and maintain safe transport infrastructure at lowest whole-of-life costs*

A key strategy is to “*Revise the Town Planning Scheme to reflect current and emerging needs*”.

2.2.4 City of Belmont Environment Plan

The objectives of the City of Belmont Environment Plan 2005 act as a guide to policy and action in the management of the City and the promotion of good environmental practices by the City, other stakeholders and the broader community.

The City of Belmont's specific environmental objectives as they relate to the Environment Plan include:

- *“To protect and improve the quality of ground and surface water resources and manage stormwater run off;*
- *To improve air quality and reduce noise impacts in the City;*
- *To enhance the natural environmental amenity of the City through the land use planning and development control process;*
- *To minimise the risk of pollution incidence and identify and remediate contaminated sites owned by the City;*
- *To protect, manage and enhance the biodiversity values of the natural environment;*
- *To further promote the City's corporate relationship with Westralia Airports Corporation and continue to play an active role in encouraging natural resource management on Perth Airport land;*
- *To promote the efficient use of energy and reduce reliance on fossil fuels;*
- *To reduce the amount of waste created and promote recycling;*
- *To increase staff & community awareness of environmental issues and encourage public participation in environmental enhancement programs;*
- *To integrate environmental considerations into all core business activities.”*

The City of Belmont is currently involved in the following activities and projects to progress toward achieving the water management objective, which includes:

- Upgrading passive open space reserves to increase local native species planting.
- Developing a schedule for upgrading Parks & Gardens irrigation systems to improve water efficiency.
- Identifying the feasibility of reusing non-potable water sources (eg. stormwater, greywater etc) in Council owned buildings and reserves.

In regard to the Built Environment, the Environment Plan flags the need to:

- Undertake a study to develop feasibility and concept plans for creation of vegetation corridors (by linking significant bushland) throughout the City of Belmont.
- Develop a strategy for the retention of existing native vegetation (or replacement value).
- Finalise City's POS Strategy.

In regard to the Natural Environment, the Environment Plan flags the need to:

- Review recommended actions, or prepare new management plans, for environmentally significant reserves.
- Progressively implement recommended management actions for environmentally significant reserves.
- Participate in the development of the Swan River Concept & Management Plan being coordinated by the Eastern Metropolitan Regional Council.

2.2.5 City of Belmont Leisure Services Review & Plan

The Review produced a Leisure Services Plan to direct the activities of Leisure Services for the three year period 2006-2008. The Review covers governance, facilities, programmes and services relating to Leisure.

Of specific interest to this Public Open Space Strategy are the Physical Activity Survey (2005) results contained therein that relate to the top 3 factors that people consider when participating in physical activity.

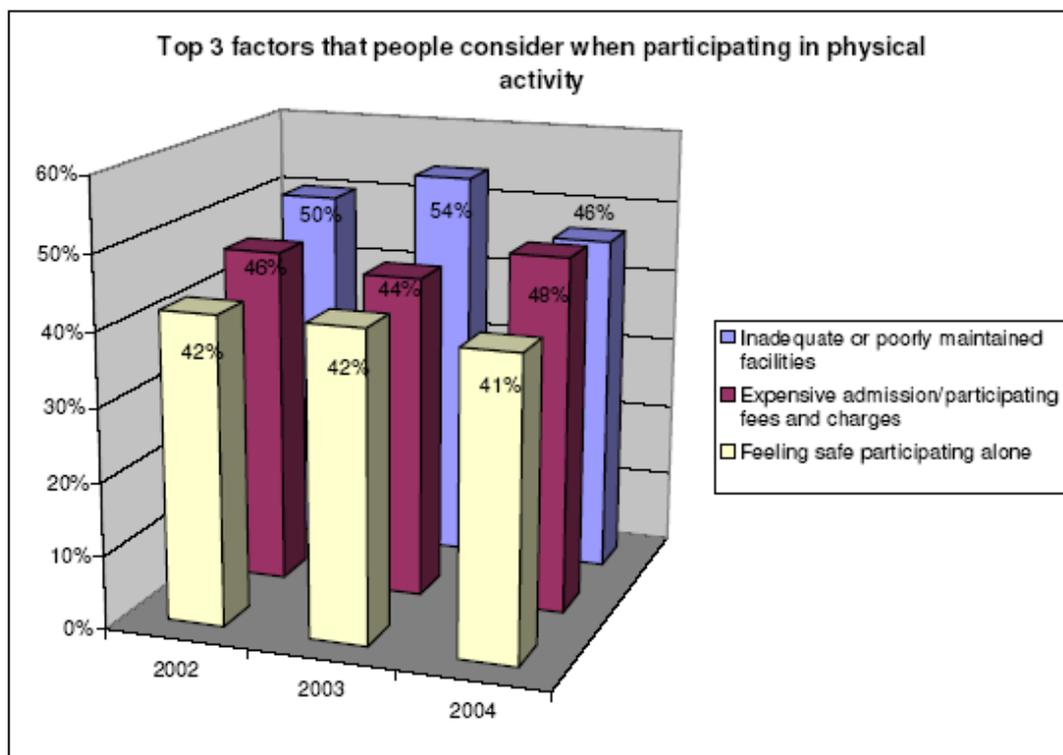


Figure 3: Top 3 Factors Affecting Participation in Physical Activity
(Source: Extract City of Belmont Leisure Services Review & Plan 2006-2008 p23)

This would indicate that cost, safety and security, and maintenance standards have the greatest impact on people deciding to participate in physical activity. Any examination of public open space provision within the City should have regard to these factors.

The report also highlights the importance of the recommendations by the South East Regional Recreation Advisory Group (SERRAG) which emphasise the necessity for rationalisation, multiuse and appropriate planning for sport and recreation facilities. This need has been progressively implemented within the City of Belmont over several years through rationalising both passive and active reserves as well as minimising specific use centres.

2.2.6 Perth International Airport – Master Plan 2004

In accordance with Part 5 Division 3 of the Airports Act 1996, Westralia Airports Corporation completed a review of the approved 1999 Perth Airport Master Plan and produced a new Master Plan 2004. That plan was approved by the federal Minister for Transport and Regional Services on 10 August 2004.

Chapters 13 and 15 of that Master Plan contain requirements relevant to this Strategy. Chapter 13 specifies requirements for the Non-Aeronautical Property System and Chapter 15 details requirements in regard to the Environment.

As the land is subject to Commonwealth control, State and Local requirements are not applicable. Neither the Airports Act nor the Master Plan details what ‘open space’ will be provided within non-aeronautical developments, however, the Master Plan does touch on the issue in broad terms.

The Non-aeronautical section of the Master Plan reviews the approved 1999 Master Plan and outlines a strategy for the airport’s 997 hectares of non-aeronautical property, which is defined as land surplus to passenger and aviation related requirements.

The purpose of the Non-aeronautical strategy is to provide strategic development direction which is guided by sound on-airport and off-airport planning principles.

Both planning and development objectives drive the non-aeronautical property strategy. The planning objectives are:

- *“integrates the airport’s overall development strategy and aeronautical requirements;*
- *accommodates the planning constraints unique to airport property such as the Australian Noise Exposure Forecast (ANEF), Obstacle Limitation Surfaces (OLS) and the Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) surfaces, that place land use conditions and building height limitations on applicable commercial properties;*
- *accommodates natural heritage areas on the airport through sensitive planning, integration and preservation of natural bush land areas;*
- *respects and supports current regional and local planning principles and concerns as outlined in the Metropolitan Regional Scheme (MRS) and Town Planning Schemes;*
- *respects and supports the planning efforts of airport neighbours such as the City of Swan, the City of Belmont, and the Shire of Kalamunda; and*
- *fosters and supports sustainable development within the airport property using the latest planning principles and supports the economic development of the region.”*

The City's approach has been that all precincts detailed under the Master Plan should be progressed using a structure plan and planning guidelines approach, to ensure that any areas of vegetation and wetlands containing conservation values are identified and fenced to provide certainty and ensure that future developments will be able to integrate with these environmental values.

It is understood that Westralia Airports Corporation is working on detailed precinct plans incorporating green corridors.

2.2.7 Draft Swan and Helena Rivers Management Framework

The Eastern Metropolitan Regional Council (EMRC) is comprised of six member Councils of the Town of Bassendean, the City of Bayswater, the City of Belmont, the Shire of Kalamunda, the Shire of Mundaring and the City of Swan.

The Swan and Helena Rivers Management Framework is a regional initiative, being led by the EMRC that aims to enhance use and improve economic, social and environmental values of the Swan River through careful land use planning.

Research undertaken by EMRC and member Councils almost three years ago identified a range of sites located within the region that already contribute, or have the potential to contribute, to regional river foreshore values.

These sites include natural areas that require:

- Conservation
- Protection
- Rehabilitation
- Areas suitable for some form of appropriate community or tourism development
- Areas for active and passive recreational activities
- Acquisition of privately owned land.

The current project aims to develop a partnership between the State Government and member Councils of the EMRC in the development of the planning framework to create an overarching vision and guide future development, preservation and restoration of the foreshore area.

Objectives are to:

- Develop a regional view of the opportunities associated with the Swan River.
- Develop a vision for the future development of the Swan River as a regional asset and identification of nodes, forms of development and strategies to contribute towards achieving this overarching vision.
- Develop a strategic framework for progressing the detailed local area planning of the identified nodes/ activities.
- To provide guidance on consistent and effective land management practices.

2.3 Population Estimates

2.3.1 Population Projections

The 2001 census resident population of the City of Belmont has been estimated at between 29,050 and 29,900. This estimate is based on the raw figures from the 2001 census with adjustments made for under-enumeration, visitors, fertility, mortality and historical growth.

Projections for the City's population growth have been obtained from the Australian Bureau of Statistics (ABS), Department for Planning and Infrastructure (DPI), and the City's Planning Department (COB). The DPI and COB projections have been calculated to 2021, with the ABS data projecting growth until 2031.

Between 2001 and 2006 the DPI and COB project an increase of 5%, to 31,500 persons. The ABS data speculates that there will be an increase of 20%, to 35,000 persons. These values will be verified against the 2006 Estimated Resident Populations after the 2006 census data is compiled in 2007.

The DPI projects the lowest increase of 6% for the 2001 to 2006 period. The ABS and COB project increases of 14% during this period which is considered to be a better reflection of the real growth resulting from current and proposed residential developments.

From 2011 to 2021 the projections have steady growth averaging 5% for all three data groups. The ABS projections continue the 5% growth rate to 2031. The DPI and COB projections have been extrapolated to 2031 in accordance with the 5% growth rate.

The DPI projections do not account for the higher rate of growth occurring within Ascot, Rivervale and Belmont due to current residential developments. It is considered that the virtually constant 5% proposed by the DPI does not reflect the nature of Belmont as a City undergoing gentrification and redevelopment. The higher initial growth rates, followed by a steady 5% increase (as predicted by the ABS and COB) are a more likely outcome.

The ABS data is considered the most accurate as it takes into account the potential for large scale residential developments within the 2001 to 2011 period.

<i>Year</i>	<i>ABS</i>	<i>DPI</i>	<i>COB</i>
2001	29050	29900	29900
2006	35000	31500.0	31500
2011	39500	33500.0	36000
2016	41000	35800.0	37500
2021	43000	37300.0	40000
2026	45000		
2031	47000		

Figure 4: City of Belmont Population Growth Figures

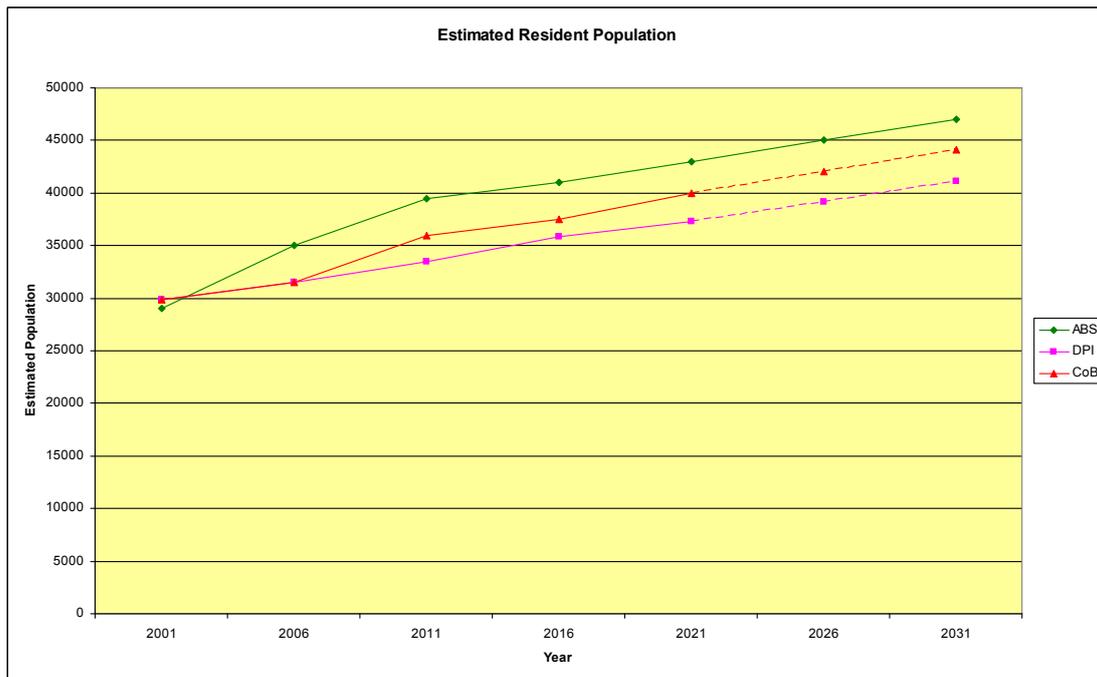


Figure 5: City of Belmont Population Growth Chart

2.3.2 Suburb Projections

Projections for the suburb's population growth have been obtained from the ABS. These are detailed in the table and graph following.

<i>Year</i>	<i>Ascot</i>	<i>Belmont</i>	<i>Cloverdale</i>	<i>Redcliffe</i>	<i>Rivervale</i>	<i>Kewdale</i>
<i>2001</i>	1656	5058	6097	3946	6771	5471
<i>2006</i>	2195	6194	7046	4654	8408	6392
<i>2011</i>	2292	6937	8290	5165	9257	7439
<i>2016</i>	2337	7139	8605	5569	9556	7722
<i>2021</i>	2451	7487	9025	5841	10022	8098
<i>2026</i>	2505	7835	9445	6153	10489	8495
<i>2031</i>	2629	8183	9864	6384	10985	8872

Figure 6: City of Belmont Population Growth Figures by Suburb
(source: ABS 2001 Census Data)

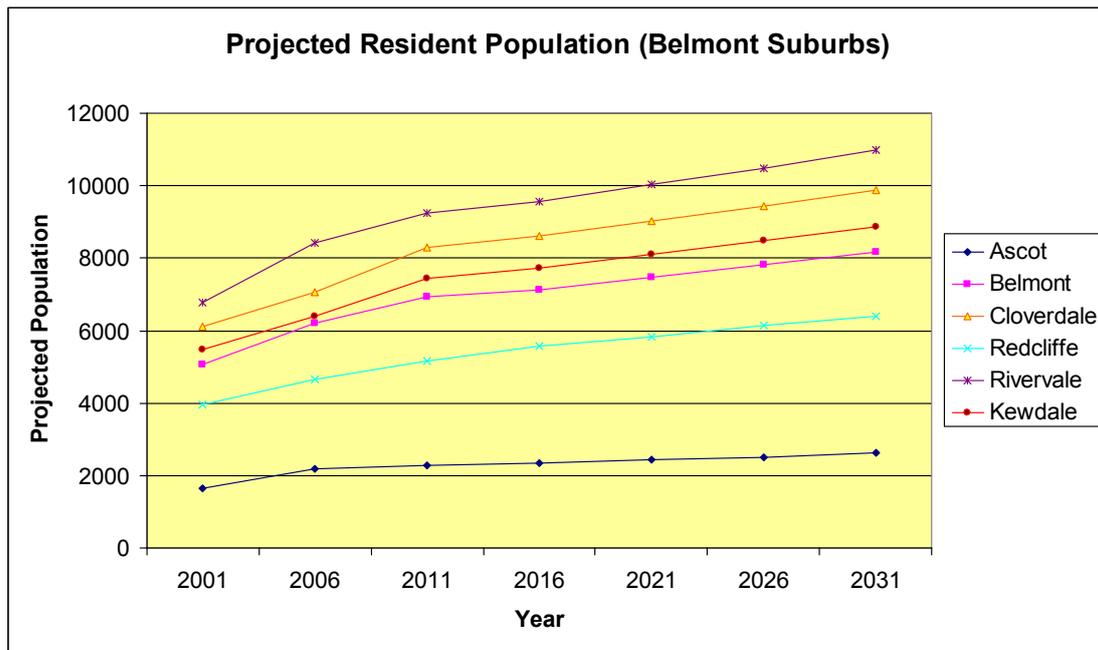


Figure 7: City of Belmont Population Growth Chart by Suburb
(source: ABS 2001 Census Data)

The suburbs of Ascot, Rivervale and Belmont demonstrate initial high growth rates of 33%, 24% and 22% for the 2001 to 2006 period. This is attributed to the large scale residential developments currently being implemented within these suburbs.

During the 2006 to 2011 period higher growth rates are predicted for most suburbs, with Cloverdale demonstrating the highest of 18%. Ascot however has a low increase of 4%. It is considered that this figure is too low, as there is potential for additional development within Ascot (such as Ascot Waters and Ascot Quest) and the 4% projection does not accurately reflect the likely increase in the suburb.

From 2011 to 2021 the projections have steady growth averaging 5% for all suburbs. This concurs with the population projections for the City overall.

3.0 PUBLIC OPEN SPACE

3.1 Objectives

The key objectives for open space provision in the City of Belmont are:

- **Accessible**
Ensure that the community has access to the recreational services and facilities it needs in line with the current acceptable standards of Liveable Neighbourhoods and within recommended environmental management practices.
- **Robust**
Provide well developed parks and play areas, capable of multi-use and adaptation to changing demographics and interests.
- **Sustainable**
Ensure that natural and built assets within parklands are managed as sustainable assets within available resources.
- **Community 'Place' Building**
Provide a park network that positively contributes to the quality of life of residents, the image of the City, enhances the sense of community and the amenity of the City.
- **Safe**
Provide parkland environments in which residents are safe, and feel safe.

3.2 Standards

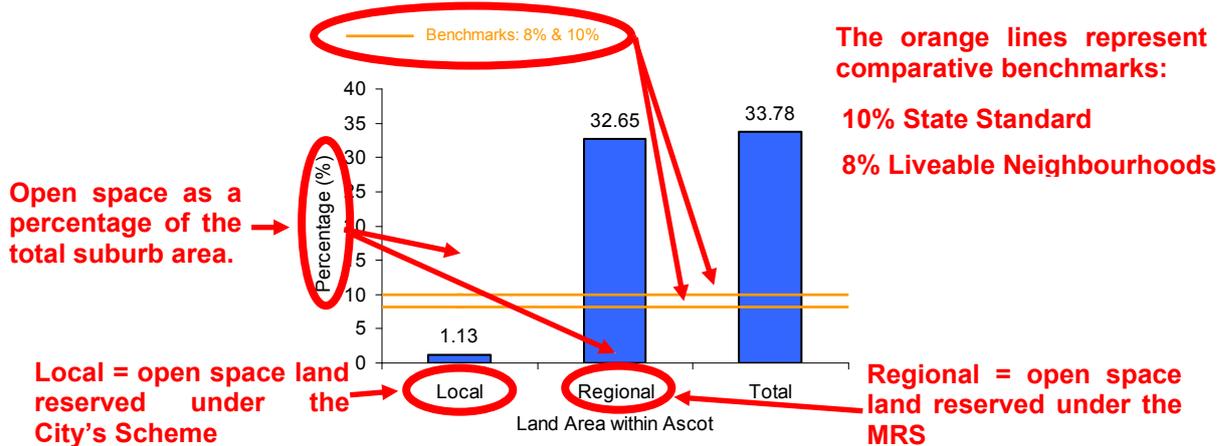
3.2.1 Area Provision Benchmarks

The State of Western Australia uses two percentile benchmarks to measure the adequate provision of open space land as a ratio of the total subdivision land area. These benchmarks are listed in the following table.

BENCHMARKS		BASED ON
TOTAL POS (percentage - %)	10	WAPC Policy 2.3 DC & the 1955 Stephenson & Hepburn Report
TOTAL POS (percentage - %)	8	2% reduction based on compliance with objectives of Liveable Neighbourhoods (Edition 2) – Element 4 Public Parkland Guidelines

Table 1: Land Area Ratio Benchmarks for Open Space

'Land Area Ratio' graphs which been generated for each suburb within the City can be read as follows:



The State uses one benchmark to measure the adequate provision of the total amount of open space as a ratio to the population within each suburb – being 3.36ha per 1000 persons. However, Western Australia does not have standards for the separate Active and Passive open space categories.

The City of Belmont considers that the provision of active and passive open space should be provided on a needs based approach. Whereby an appropriate amount and quality of open space may be allocated based on our community's requirements. In addition, the City reviewed ratios applied by other Western Australian local governments and interstate authorities, and found that the allocation of passive and active open space varies without documented rationale. In general, the City considers that people may travel further to large multifunctional active open space areas, whereas passive open space of varying sizes should be more readily accessible. Therefore, the City has determined that the greater proportion (of approximately 55%) of open space land should be of a passive use and the lesser portion (of approximately 45%) should be allocated as active open space.

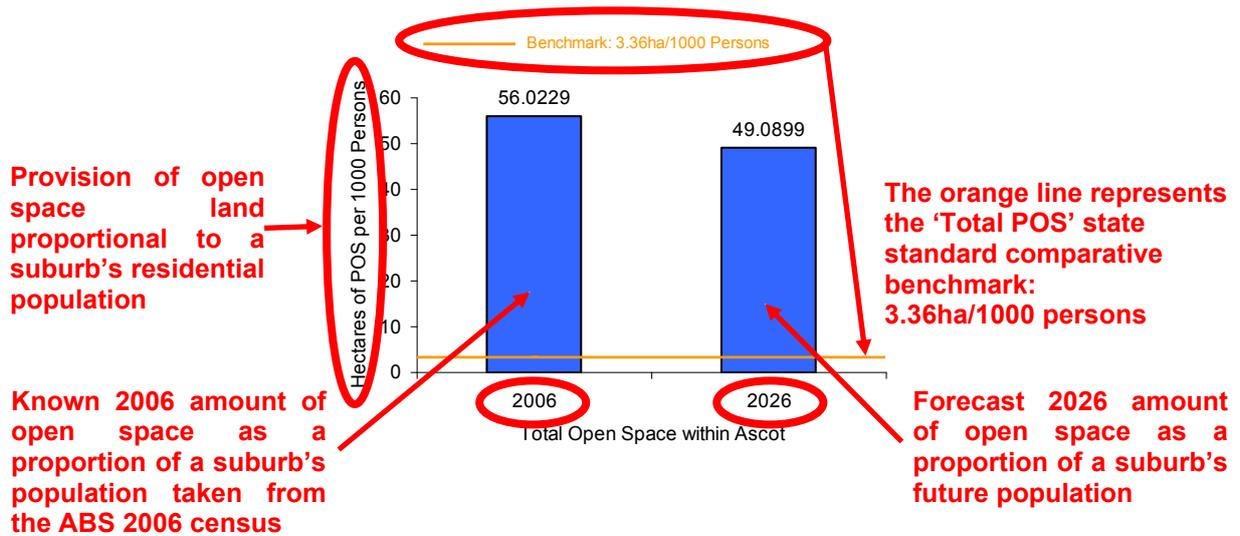
The following table lists the three benchmarks which the City of Belmont has adopted for the purpose of comparing the provision of open space based on each suburbs residential population.

POPULATION RATIO BENCHMARKS		
Open Space Category	Hectares per 1000 persons	Based On
TOTAL	3.36	WAPC Policy 2.3 DC & the 1955 Stephenson & Hepburn Report
ACTIVE	1.51	Adopted 45% proportion of the total
PASSIVE	1.85	Adopted 55% proportion of the total

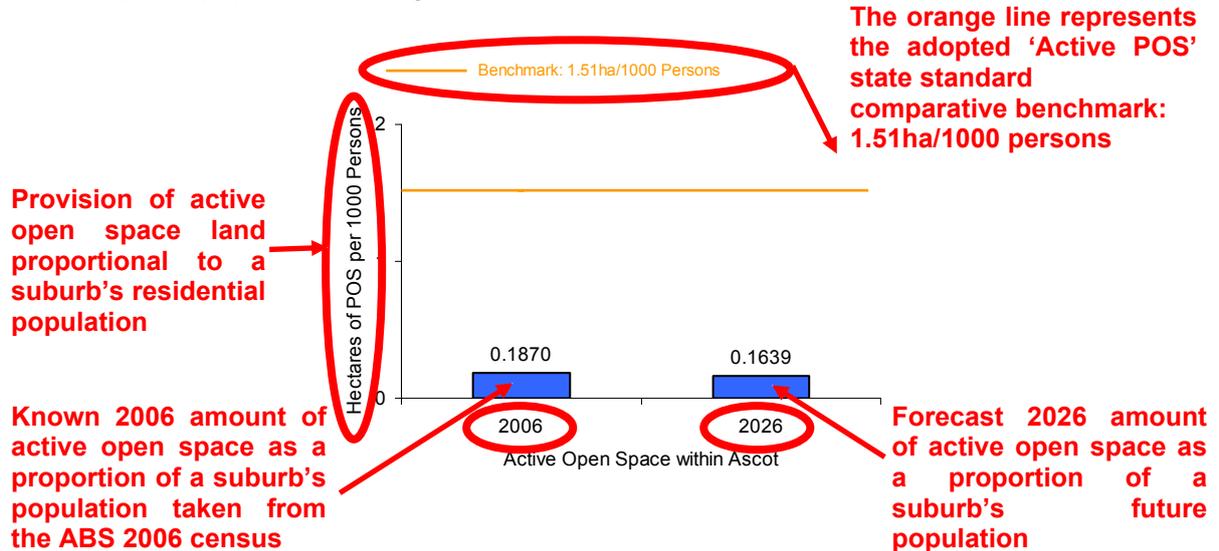
Table 2: Population Ratio Benchmarks for Open Space

The 'Population Ratio', 'Active Space' and 'Passive Space' graphs in the following Section 4.0 display these benchmarks for the purpose of comparing open space as a proportion of each suburb's residential land area and population figures.

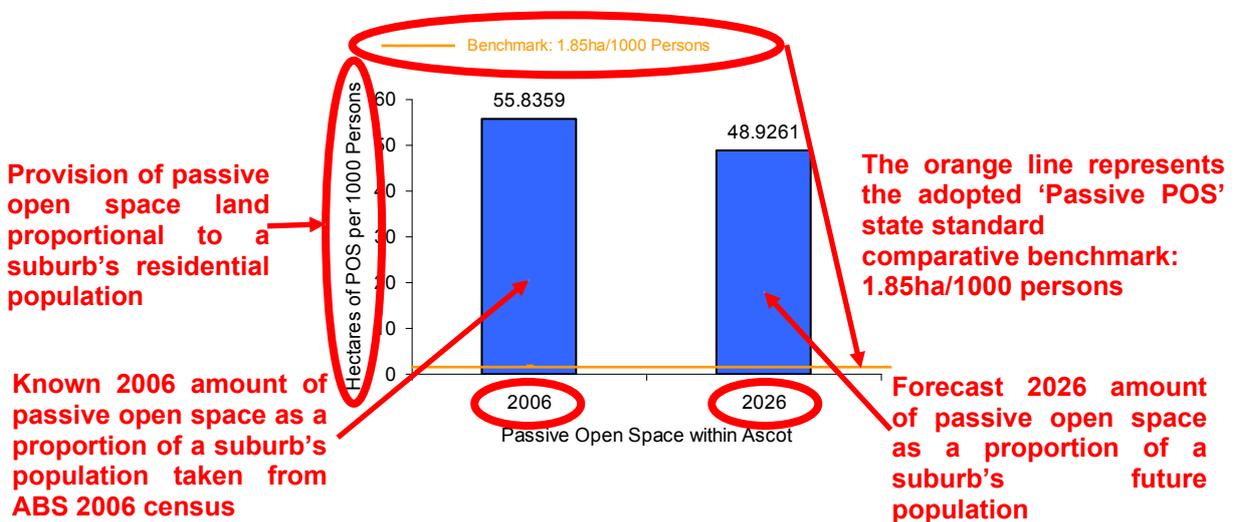
'Population Ratio' graphs can be read as follows:



'Active Space' population ratio graphs can be read as follows:



'Passive Space' population ratio graphs can be read as follows:



Further information on the background of the abovementioned standards is available in Section 2.0.

3.2.2 Types of Open Space

The City's open space has been categorised into Active and Passive use types in order to measure the provision of land against the aforementioned 'Area Provision' benchmarks. The following provides a brief description and photographic example of each use type.

Active – Includes district and regional sports fields/ athletic facilities equipped for organised sport.



Passive – includes open parkland and landscaped areas suitable for passive recreational activities. Includes some active recreational opportunities such as walking cycling and 'informal' sporting activity.



Conservation – areas that are worthy of protection and enhancement due to environmental values.



Refer to Appendix 6 for a thematic map showing open space categorised based on the type of use 'Active' and 'Passive'. The map includes conservation areas and dual use drainage and passive areas under the 'Passive' open space type. The map also shows areas used only for Drainage purposes.

3.2.3 Accessibility

Accessibility results are based on modified walkable catchment standards set out in Liveable Neighbourhoods Element 4 'Public Parkland' Guidelines (Edition 2 and Draft Edition 3). These standards applied in this report are listed in the following table:

PARK TYPE	AREA	WALKABLE CATCHMENT (PEDSHED RADIUS)	WALKING TIME (APPROX.)
Local	Up to 3,000m ²	300m	4 minutes
Neighbourhood	3,000m ² to 2.5ha	400m	5 minutes
District	Greater than 2.5ha	1km	7-12 minutes

Table 3: Adopted Walkable Catchment Standards

For the purpose of this report the City has determined accessibility as the percentage of land developed for residential purposes located within the abovementioned walkable catchment (pedshed radius) of a Local, Neighbourhood and District Park. This has been based on Liveable Neighbourhoods guidelines which state that high accessibility or good energy efficiency for a walkable catchment is to have 60 percent of the urban (residential) area within a five-minute walking distance to a facility or service.

Section 4.0 provides accessibility statistics for each suburb with associated plans showing the walkable catchment areas for Neighbourhood and Local Parks.

Appendices 3, 4 & 5 provide maps which show the abovementioned walkable catchments (pedsheds) for District, Neighbourhood and Local Parks within the City of Belmont. The maps were generated using Liveable Neighbourhoods 'Walkable Catchment (Pedshed) Technique'.

In describing accessibility reference is made to specific parks and reserves. Appendix 9 provides a map showing the names of major parks/reserves within the City of Belmont.

3.2.4 Level of Maintenance

Refer to Appendix 7 for a thematic map showing open space categorised according to the maintenance standards of the land. Graphs in Section 4 provide Maintenance standards have been categorised as follows.

Premier - daily



High - weekly or bi-weekly



Medium - monthly



Low – three times a year



None – no maintenance provided

3.2.5 Condition

Refer to Appendix 8 for a thematic map showing open space categorised according to the conditional quality of the land. Conditional quality has been categorised as follows.

- **High Quality**
These areas of Public Open Space provide a variety of recreational opportunities which vary from heavy use by organised sporting clubs to passive use by recreational users. Maintenance service levels are of a premier to high standard. High quality parks managed by the City range from high use areas such as Tomato Lake to lower use parks such as Adachi Park.
- **Good Quality**
These parks are well landscaped with trees, good quality turf and perennial shrubs which require regular maintenance. Parks classed as good quality are used by predominately passive recreational users and are maintained in a slightly less intensive manner than that of high quality parks. Examples of parks in the City which fall into this category are Parkview Chase and Wicca Park.
- **Poor Quality**
Areas of Public Open Space such as sumps and vacant blocks are considered to be of a poor quality. Parks which fall into this category receive the least amount of maintenance and frequently have a dual use as 'nature' areas. These parks receive minimum landscaping in the form of trees and native plantings and are maintained three (3) times per year.

4.0 RESIDENTIAL OPEN SPACE

4.1 Ascot

The suburb of Ascot covers an area of 364 hectares and is wholly within the City of Belmont.

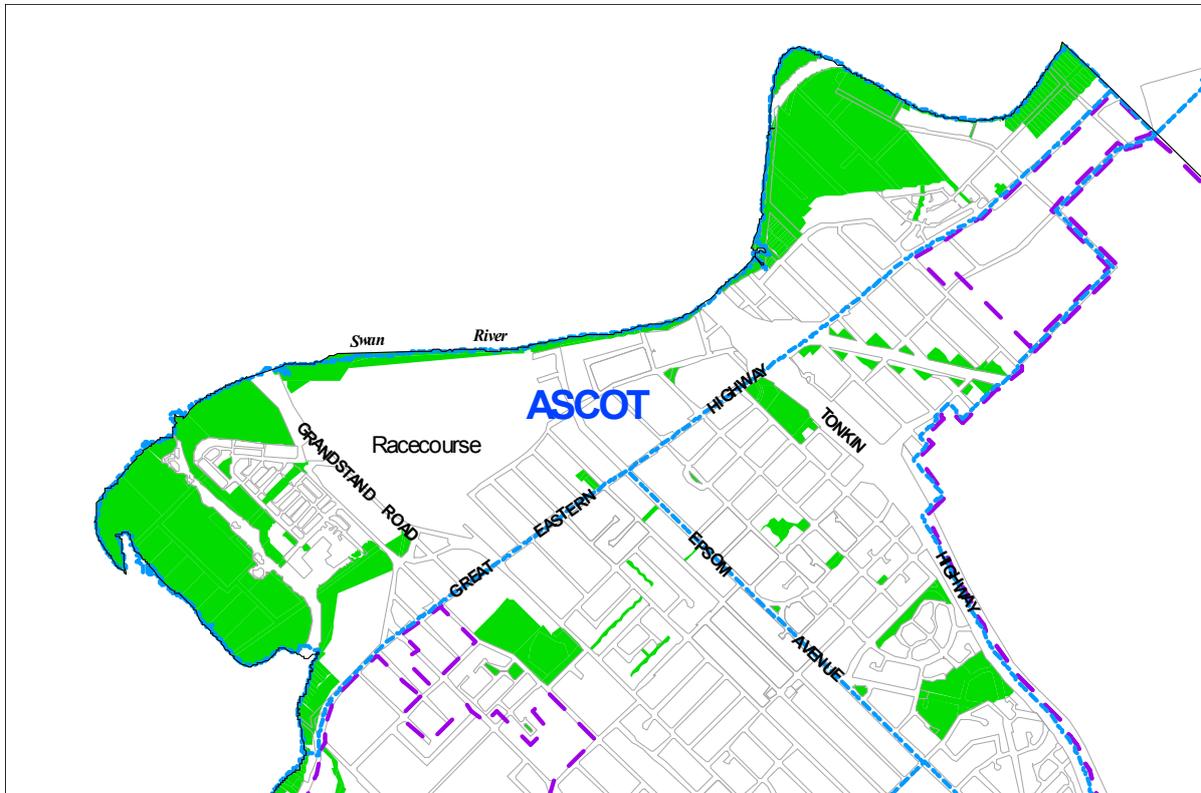
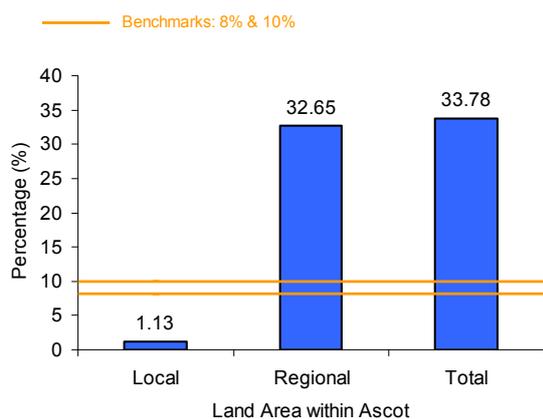


Figure 8: Distribution of Open Space within Ascot

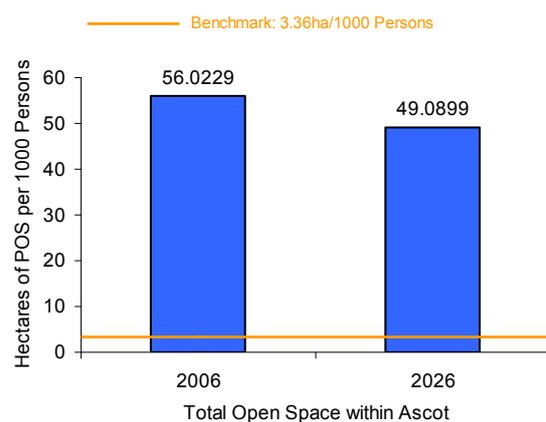
4.1.1 Area Provision

Land Area Ratio



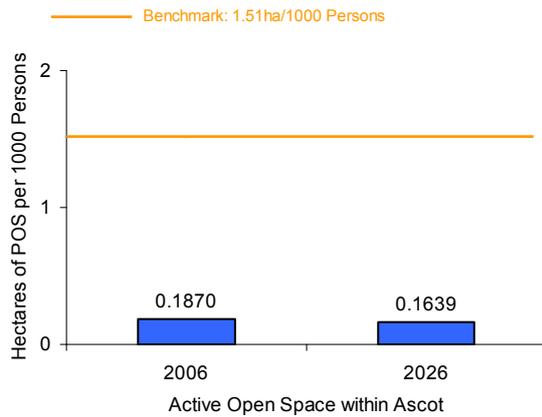
Public open space accounts for 33.78% of land within the suburb of Ascot. This exceeds the benchmarks standards of 8% and 10%. The majority of this open space is reserved under the Metropolitan Region Scheme.

Population Ratio

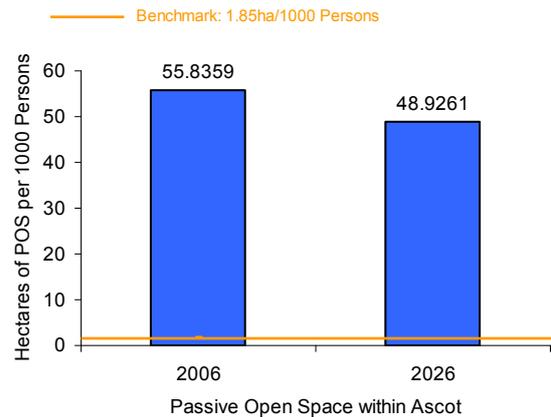


Ascot has and is forecast to maintain a provision of open space that exceeds the state benchmark by over 40 hectares per 1000 persons.

Active Space



Passive Space



Although active open space land is below the standard benchmark the proximity of Ascot to the Swan River enables direct access to the rivers active water based recreational and sporting activities. Features include the Ascot Kayak Club in Garvey Park, a number of jetties and a reserved water skiing area. These areas are regularly accessed by both local residents and people from other local government areas.

The majority of open space is of passive use that is predominately comprised of large areas of regionally reserved conservation land abutting the Swan River. Feature areas include the manmade Kuljak (Black Swan) Island, Garvey Park, and dual share bicycle and pedestrian paths that extend along the Swan River foreshore in an almost uninterrupted route.

4.1.2 Accessibility

All residential properties within the suburb of Ascot are within a 1 kilometre walk of a District Park. Within the District Park category are the regionally reserved open space areas along the Swan River foreshore including areas such as Kuljak (Black Swan) Island and Garvey Park.

93% of residential properties in Ascot are within a 400 metre walking distance to a Neighbourhood Park. Some examples of this category of open space include Albert Jordon Park, Pitman Park and Riverbend Park within Ascot Waters.

67% of residential properties in Ascot are within a 300 metre walking distance to a Local Park. This includes a small corner park in the Ascot Waters special development precinct, Invercloy Park and Frank Teen Park.

The following figures depict the walkable catchments (pedsheds) for Neighbourhood and Local Parks within the suburb of Ascot. Attachments 3, 4 and 5 provide an overall view of the walkable catchments for the entire City of Belmont.

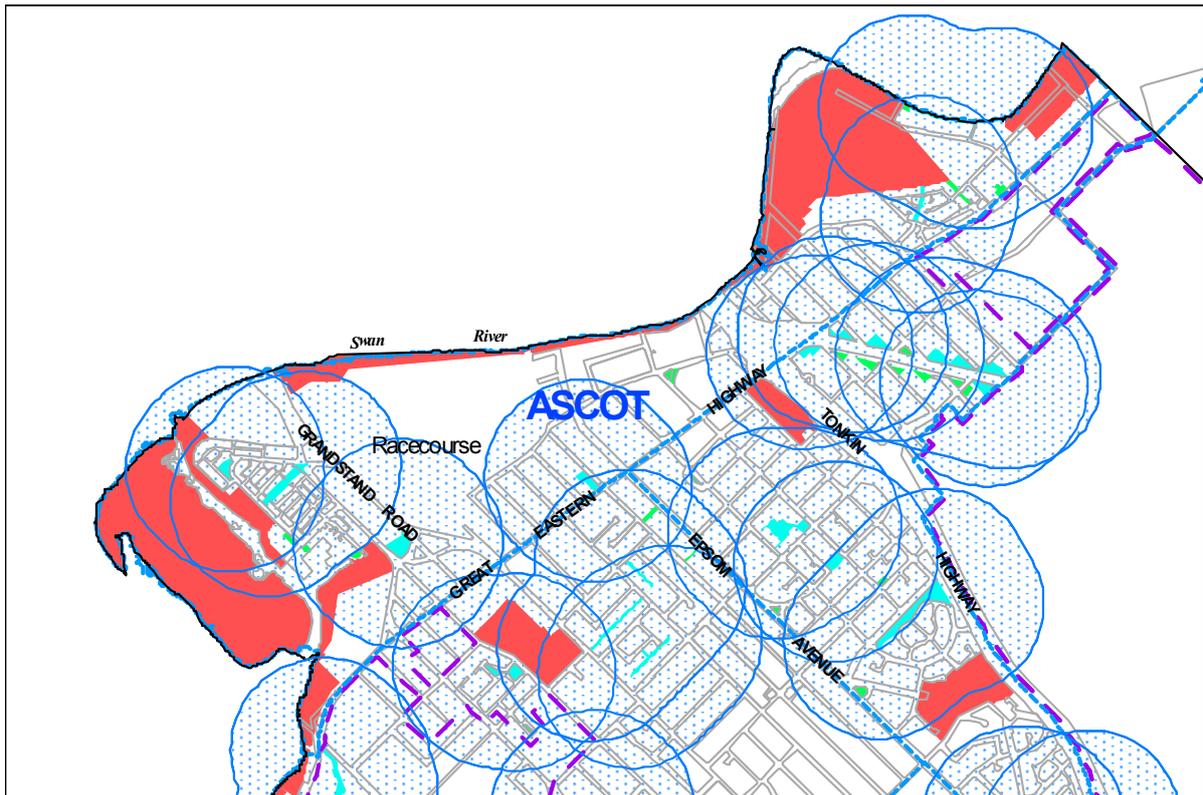


Figure 9: Neighbourhood Park Walkable Catchments within Ascot

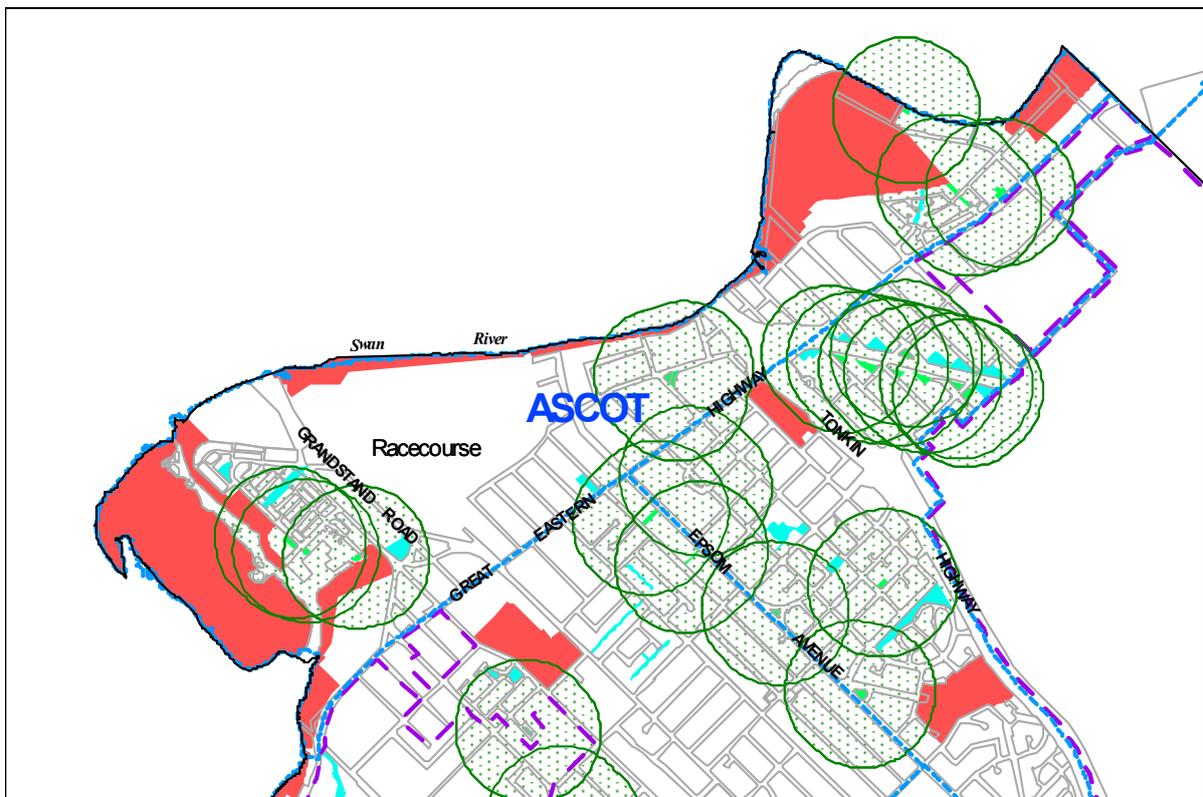
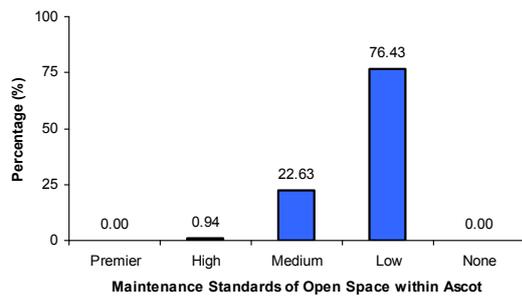
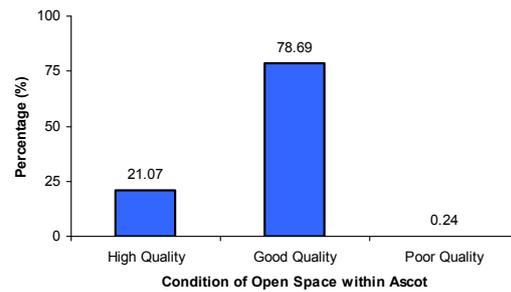


Figure 10: Local Park Walkable Catchments within Ascot

4.1.3 Maintenance Standards



The majority of public open space within Ascot is maintained at a low standard. This can be accounted for by the nature of the open space being predominately used for passive recreation due to large amounts of conservation land along the Swan River foreshore.



Although the maintenance standard is generally low, the condition of the majority of open space is considered to be of a good quality.

4.1.4 Comments

Ascot relies to a large extent on Regional Open Space to service its local needs. The suburb is overprovided with open space particularly in terms of land area to population ratio. While active open space is lower than the indicated standard this relates to facilities equipped for organised sport and the area is well equipped for passive recreational activities that involve 'informal' sporting activity.

4.2 Belmont

The suburb of Belmont covers an area of 437 hectares and is wholly within the City of Belmont. 150 hectares of the suburb comprises the Central Belmont Mixed Business Area.

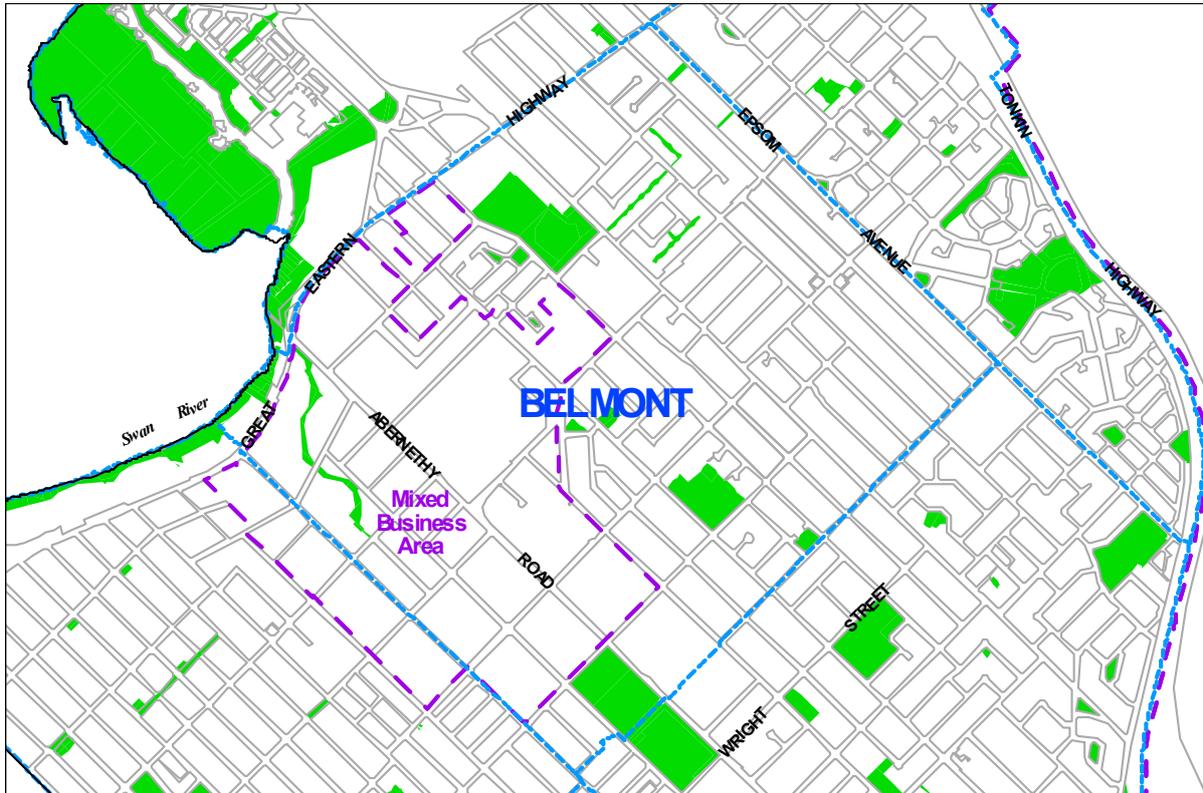
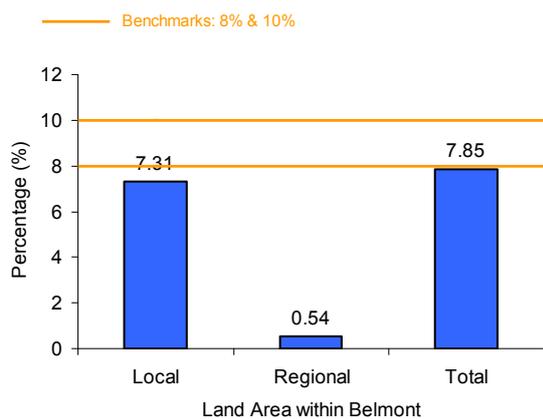


Figure 11: Distribution of Open Space within Belmont

The following statistics were generated with consideration of residential areas only.

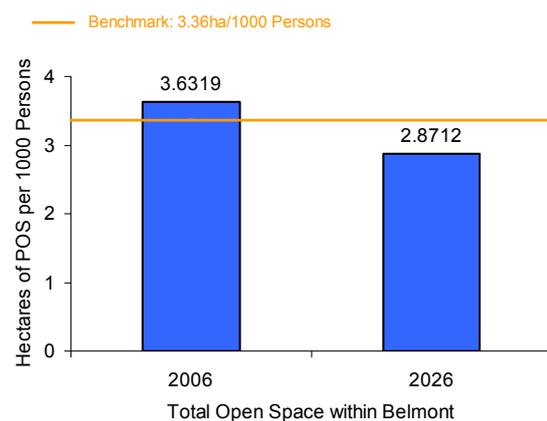
4.2.1 Area Provision

Land Area Ratio



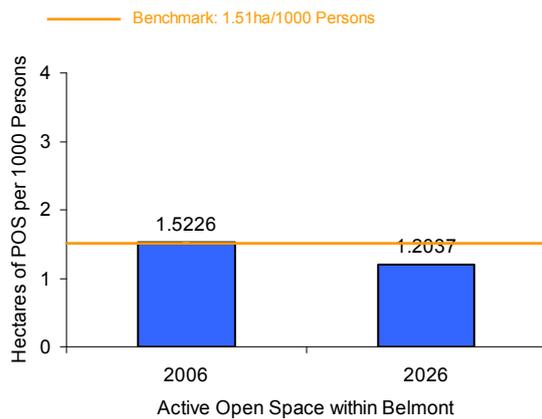
Public open space accounts for 7.85% of land within the suburb of Belmont. The majority of this open space is reserved under the City's local scheme with a small portion along the Swan River foreshore being reserved under the Metropolitan Region Scheme.

Population Ratio

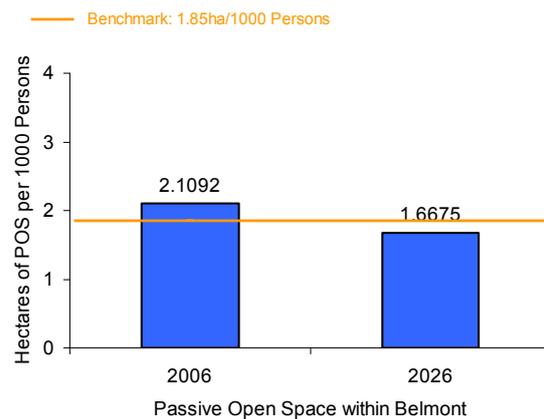


Belmont currently has more than the required amount of open space for its present population. However, by the year 2026 population growth will see a decrease in this proportion to just below the state recommended benchmark.

Active Space



Passive Space



Based on the local population of Belmont currently has the recommended amount of active open space. It should be noted that the facilities available within these areas are of regional significance as they service the entire City and also attract visitors from other local government areas. The active sporting and recreational facilities located at Faulkner Park includes a skateboard park, and the Oasis Leisure Centre. The other major area of active open space is located at Centenary Park which includes a sporting oval.

Belmont currently has an adequate amount of passive open space for its immediate and future residential population.

Centenary Park and Signal Hill Bushland constitute the main areas of passive open space within Belmont. In addition to the active facilities available at Faulkner Park it also has passive park and recreation facilities including high quality landscaping and a feature playground with picnic benches and barbecues. The Signal Hill natural bushland area is considered to be of significance for the conservation of local flora.

Abutting the river foreshore is Adachi Park. With its Japanese inspired design the popular picnic area is of international importance as it represents the City of Belmont's relationship with our Japanese Sister City Adachi.

4.2.2 Accessibility

All residential properties within the suburb of Belmont are within a 1 kilometre walk of a District Park. Open space within this category include Centenary Park, Faulkner Park and Signal Hill Bushland.

79% of residential properties in Belmont are within a 400 metre walking distance to a Neighbourhood Park. This includes Alfred Park, new parkland within the Belgravia Parklands special development precinct, and linear parks such as Paulette Park and Mustica Walk.

40% of residential properties in Belmont are within a 300 metre walking distance to a Local Park. Blacklock Park and Mural Park are some of the more popular local parks within the suburb.

The following figures depict the walkable catchments (pedsheds) for Neighbourhood and Local Parks within the suburb of Belmont.

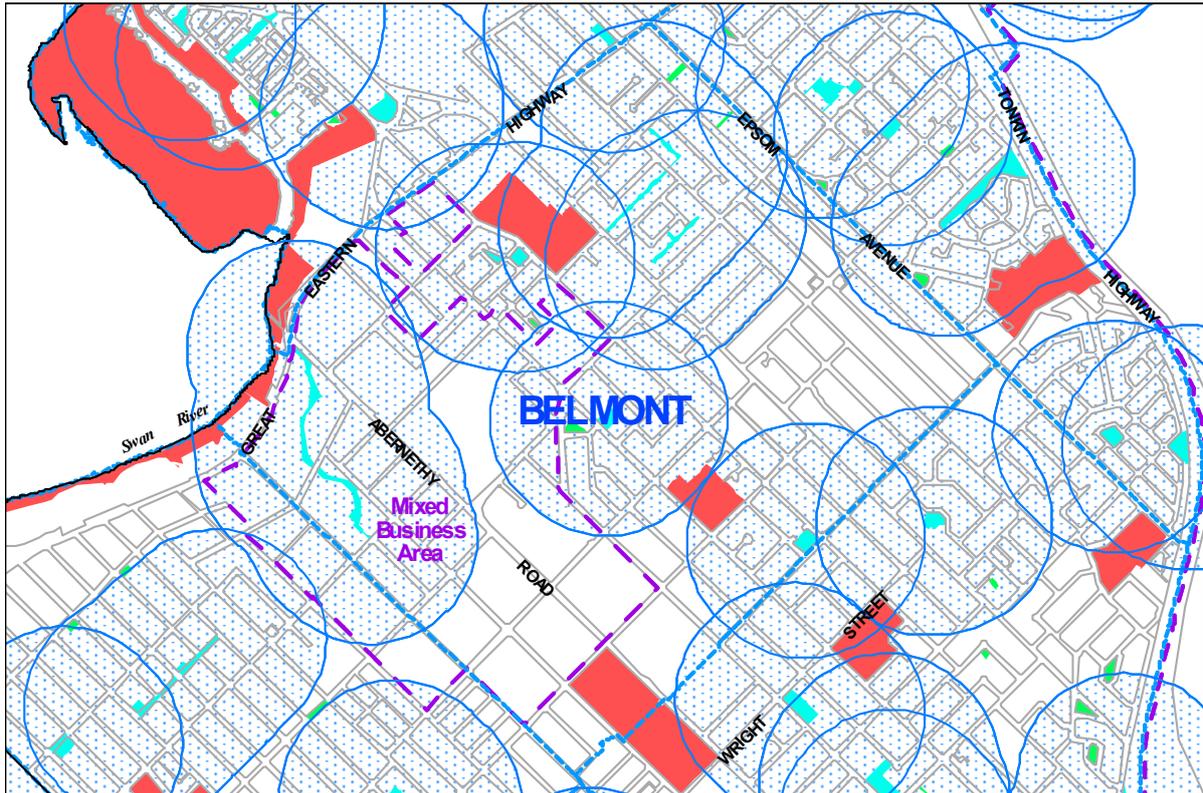


Figure 12: Neighbourhood Park Walkable Catchments within Belmont

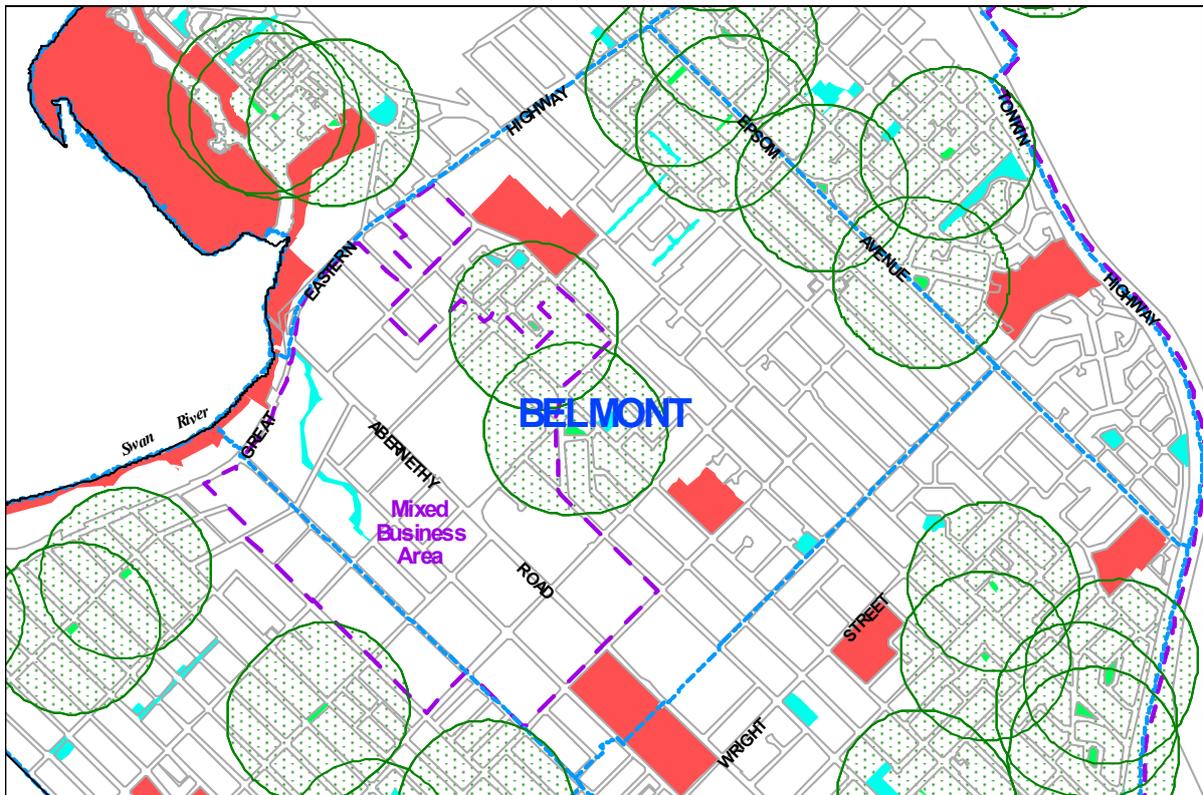
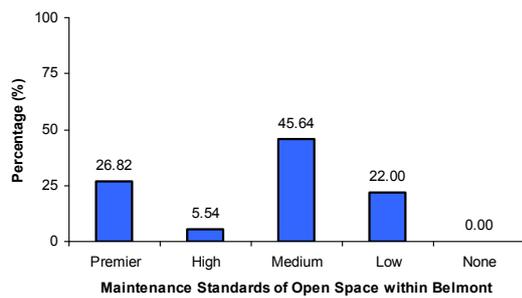
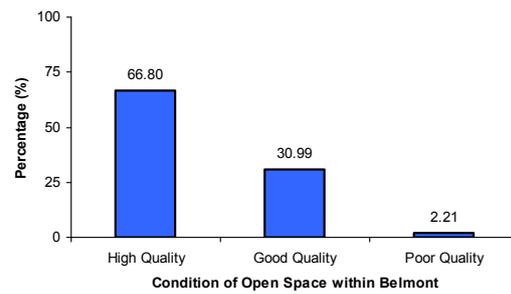


Figure 13: Local Park Walkable Catchments within Belmont

Maintenance Standards



45.64% of open space is maintained on a medium (monthly) basis, this includes large areas such as Centenary Park and smaller parks such as Harman Park. Faulkner Park is the only area maintained on a premier or daily basis. Other smaller areas and Signal Hill Bushland have a maintenance standard that is generally low.



66.80% of land is considered to be of a high quality. This is visibly evident when viewing the facilities and grounds located at Adachi Park, Faulkner Park and Centenary Park.

4.2.3 Comments

The ratio of open space land as a percentage of size of the suburb of Belmont is slightly below the State's recommended 8% benchmark. However, it is considered that Belmont is suitably served by both passive and active open space both now and based on future population projections. Whilst the open space attracts a range of maintenance standards, the condition of the open space is predominantly high and good quality.

4.3 Cloverdale

The suburb of Cloverdale covers an area of 394 hectares and is wholly within the City of Belmont.

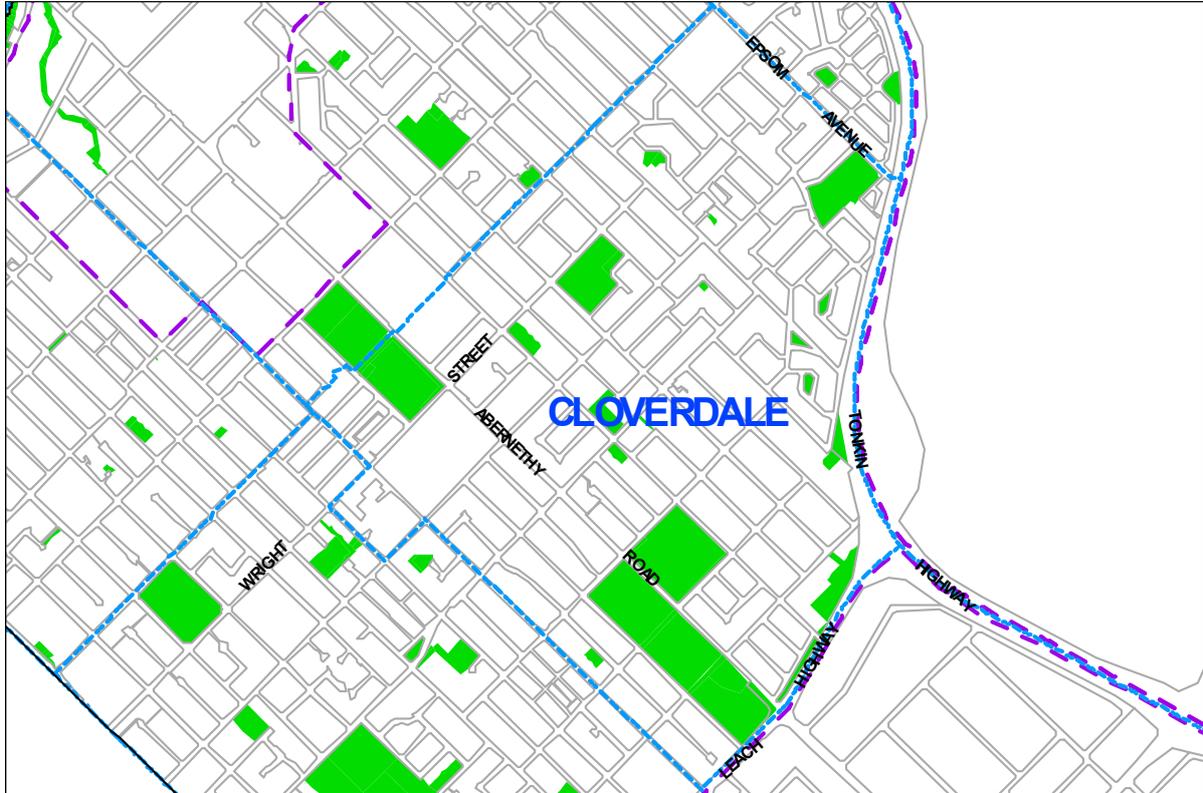
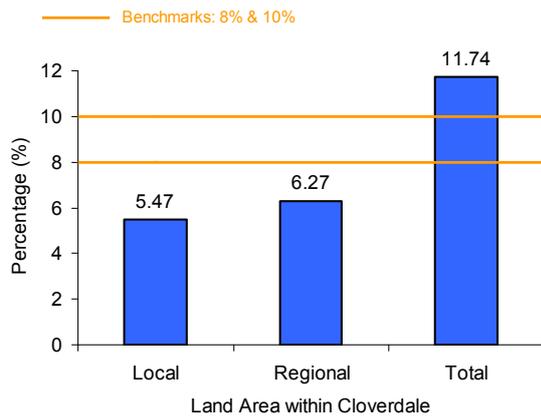


Figure 14: Distribution of Open Space within Cloverdale

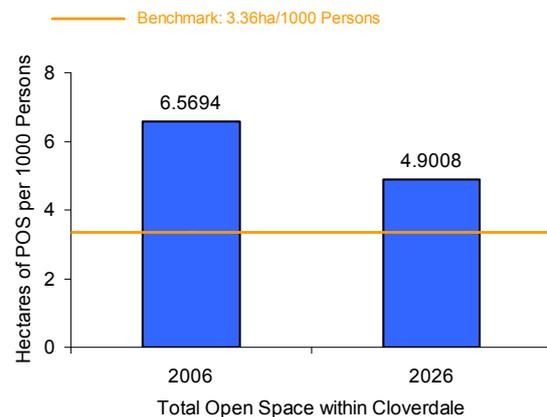
4.3.1 Area Provision

Land Area Ratio



The total area of open space is 1.74% above the state standard benchmark of 10%. Regionally reserved areas include Forster Park, and the large recreational area that is comprised of Belmont Oval, Cloverdale Sports & Recreation and Gerry Archer Athletics Centre. Locally reserved park and recreational areas include Middleton Park and Miles Park. A portion

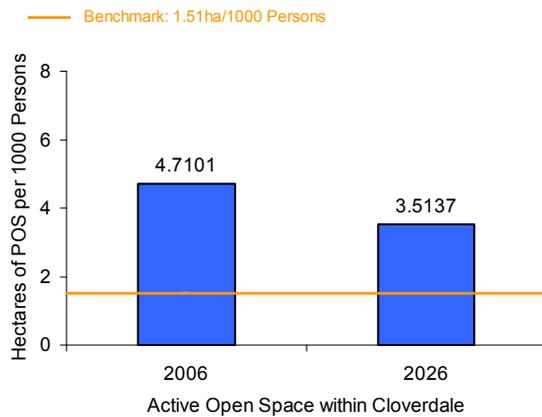
Population Ratio



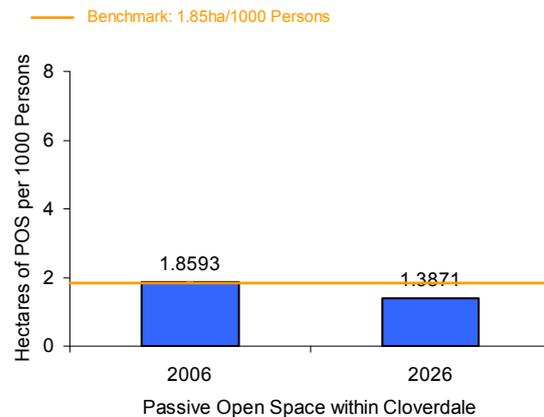
As a ratio of land area in comparison to population, Cloverdale currently has 6.57ha of land per 1000 persons. This is almost double the adopted state benchmark.

of Faulkner Park is also located in Cloverdale on Civic and Cultural locally reserved land.

Active Space



Passive Space



The large expanse of Belmont Oval, Cloverdale Sports & Recreation and Gerry Archer Athletics Centre provides a variety of active sporting and recreational facilities. These areas service the local population and also attract visitors from other local government areas.

Neighbourhood and local passive open space is evenly distributed throughout Cloverdale. The main areas of passive open space include Faulkner Park and PH Dod Reserve.

4.3.2 Accessibility

All residential properties within the suburb of Cloverdale are within a 1 kilometre walk of a District Park. Access within this category may include one or more of the following areas: Forster Park, Middleton Park, Miles Park, and the large connected areas of Belmont Oval, Cloverdale Sports & Recreation and Gerry Archer Athletics Centre.

87% of residential properties in Cloverdale are within a 400 metre walking distance to a Neighbourhood Park. Popular parks within this category include Arlunya Park, Hassett Street Reserve, Norlin Park, PH Dod Reserve and Whiteside Park.

42% of residential properties in Cloverdale are within a 300 metre walking distance to a Local Park. Some of the local category parks include Hoffman Park, Hoskin Park, McLarty Park and Rosedale Gardens.

The following figures depict the walkable catchments (pedsheds) for Neighbourhood and Local Parks within the suburb of Cloverdale.

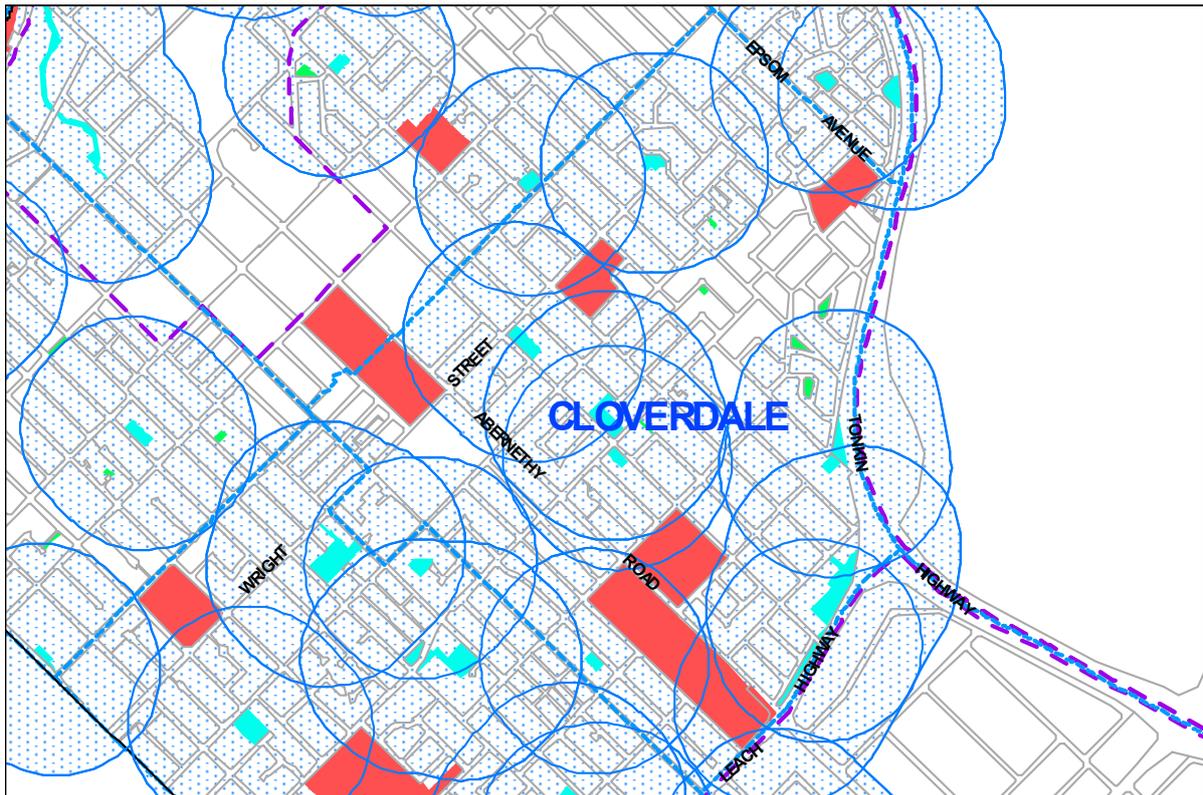


Figure 15: Neighbourhood Park Walkable Catchments within Cloverdale

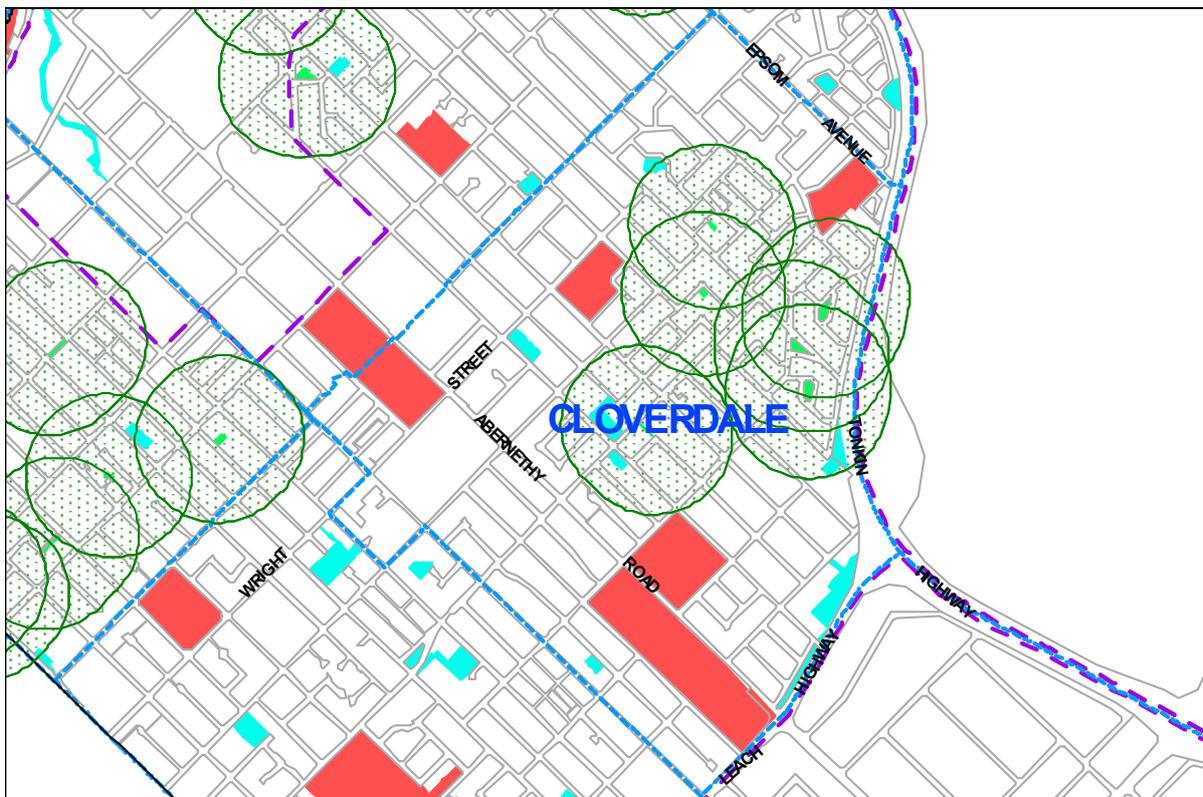
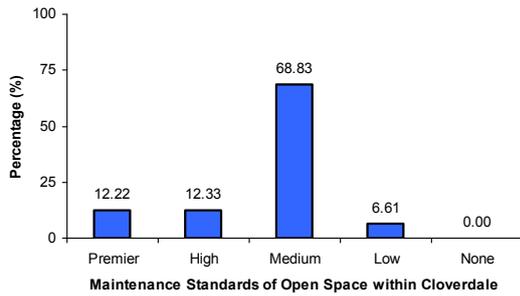
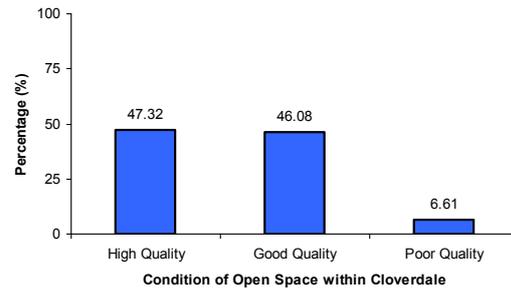


Figure 16: Local Park Walkable Catchments within Cloverdale

4.3.3 Maintenance Standards



Open space is predominantly maintained at a medium standard. Premier areas include Faulkner Park, and High maintenance areas include Miles Park.



The condition of open space within Cloverdale is generally of a high to good quality.

4.3.4 Comments

Cloverdale exceeds benchmarks for total open space and is well over the benchmark for active open space. The majority of reserves are maintained at a medium standard but their condition is high to good quality.

4.4 Kewdale

Of the total suburb area of Kewdale, 92% is located within the City of Belmont, with the balance in the Shire of Kalamunda. The suburb area within the City of Belmont is 771 hectares, comprising of 293 hectares within the residential area and 478 hectares within the Kewdale Industrial Area.

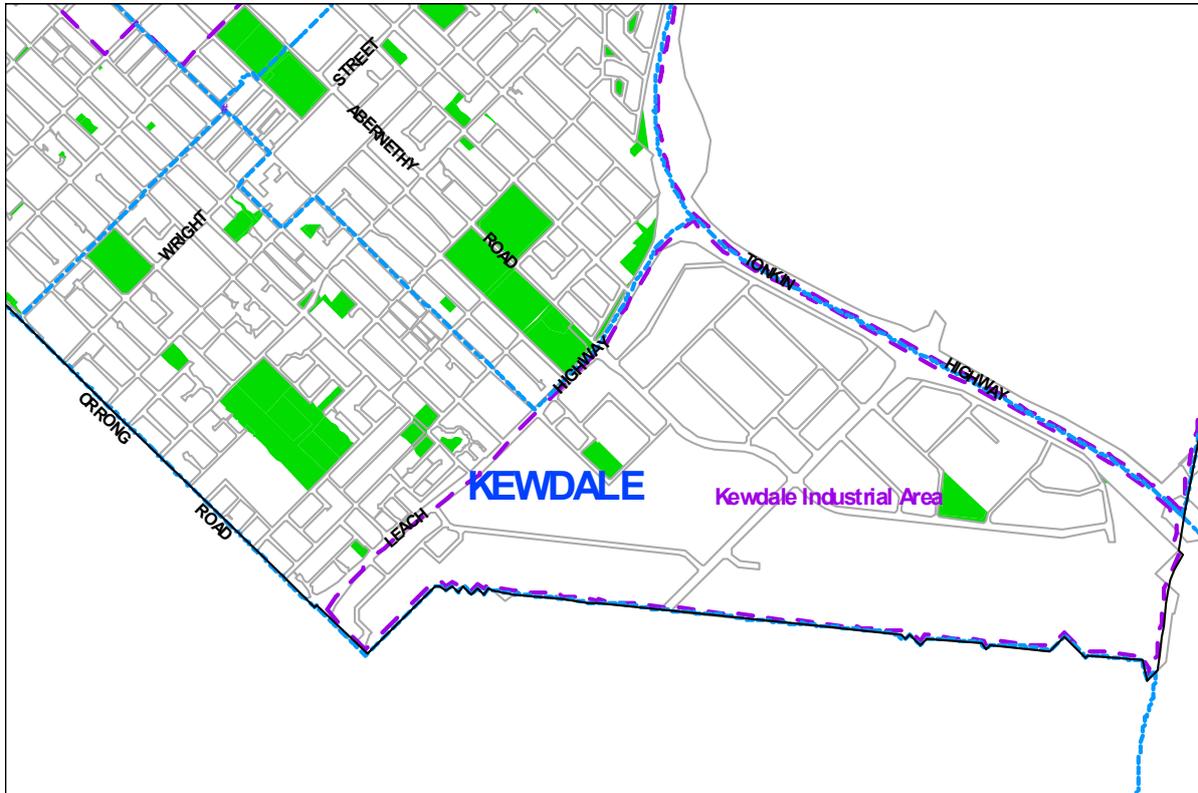
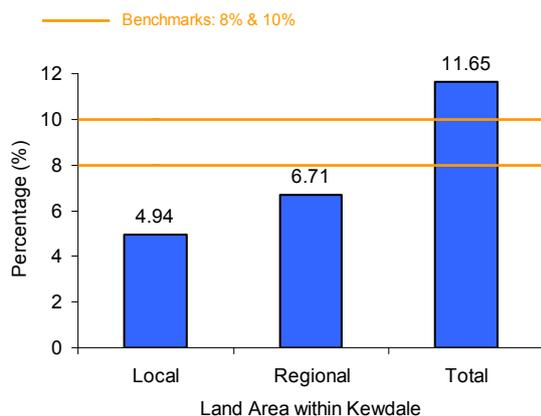


Figure 17: Distribution of Open Space within Kewdale

The following statistics were generated with consideration of residential areas only.

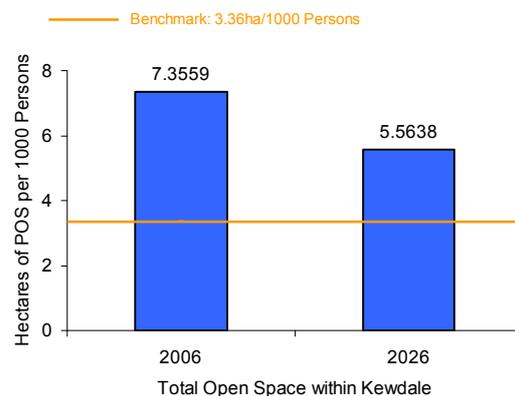
4.4.1 Area Provision

Land Area Ratio



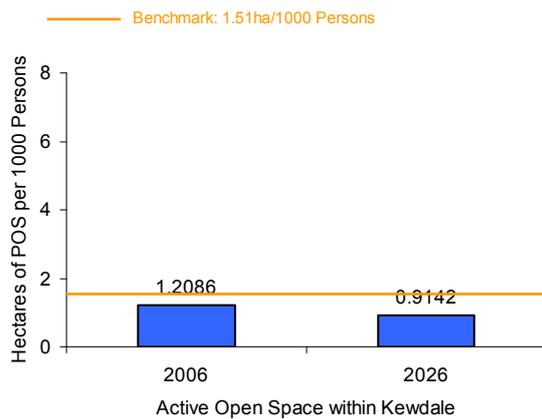
Open space within Kewdale is above the states benchmarks. Tomato Lake Reserve is the only area of open space within Kewdale that is reserved under the Metropolitan Region Scheme.

Population Ratio

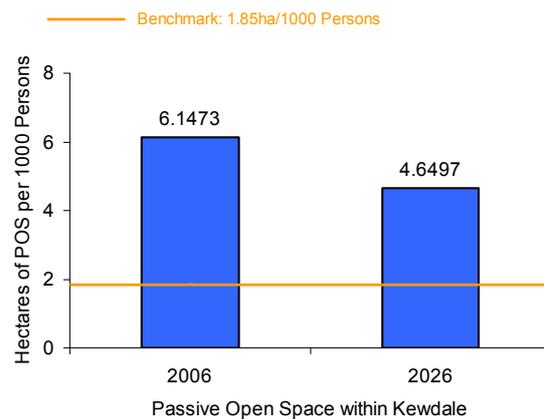


Kewdale has double the recommended amount of open space for its local residential population. Population growth should only slightly impact on this amount which will remain above the recommended benchmark.

Active Space



Passive Space



The only active recreational area within Kewdale is the sporting oval and cricket pitch located at Peet Park. However, the proximity of sporting grounds within Cloverdale should also be noted when considering the local populations access to active recreational areas.

The majority of land within Kewdale is of passive use and includes the landmark recreational grounds at Tomato Lake Reserve.

4.4.2 Accessibility

All residential properties within the suburb of Kewdale are within a 1 kilometre walk of the District Parks of Tomato Lake reserve and/or Peet Park.

94% of residential properties in Kewdale are within a 400 metre walking distance to a Neighbourhood Park. Parks within this category include Cottage Park, Peachey Park, Nance Park, Wicca Park and Willow Lake Park.

There are no Local Parks located within the residential area of Kewdale. 2% of residential properties in Kewdale are situated within a 300 metre walking distance to a Local Park which is located in Rivervale.

The following figures depict the walkable catchments (pedsheds) for Neighbourhood and Local Parks within the suburb of Kewdale.

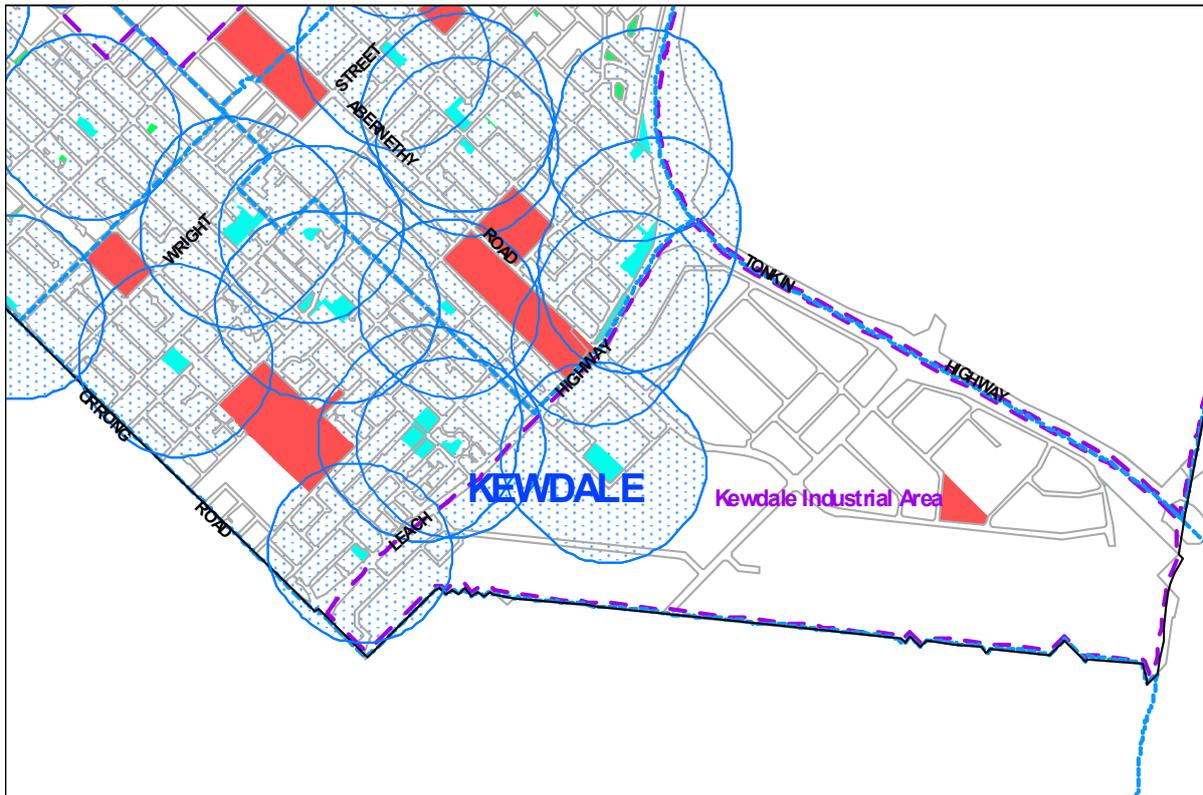


Figure 18: Neighbourhood Park Walkable Catchments within Kewdale

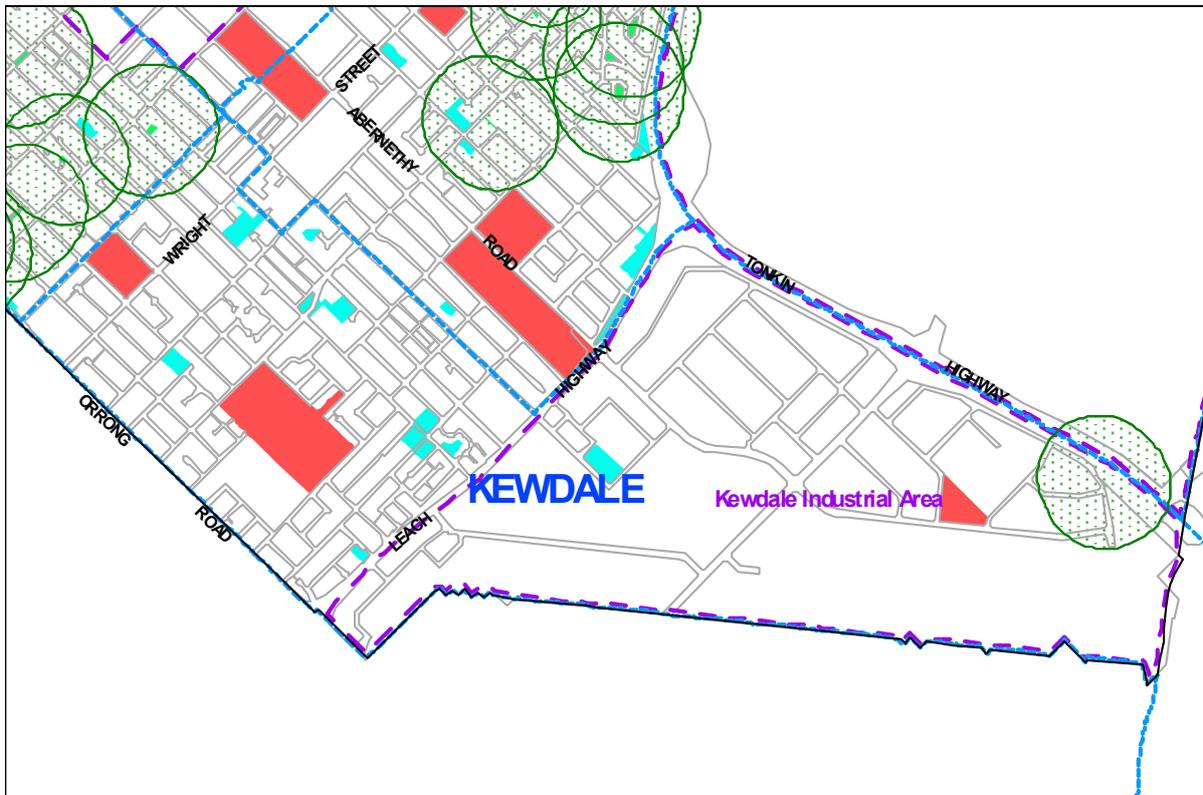
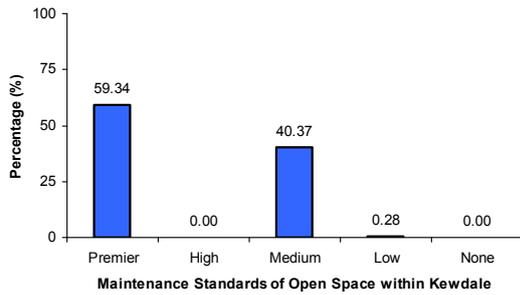
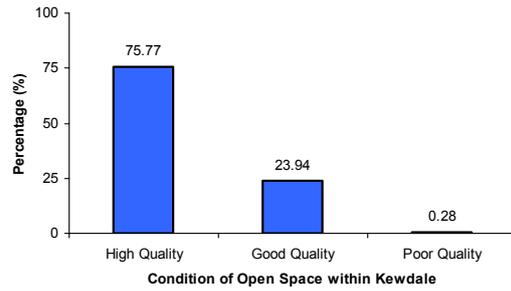


Figure 19: Local Park Walkable Catchments within Kewdale

4.4.3 Maintenance Standards



Tomato Lake Reserve accounts for the 59.34% of land maintained at a premier standard. The remaining areas including Peachey Park, Peat Park and Wicca Park are maintained at a medium standard.



The condition of Kewdale open space is predominately of a high quality.

4.4.4 Comments

Kewdale exceeds benchmarks for land area ratios, population ratios and is well in excess for passive open space both now and based on future population estimates. Maintenance standards are premier and medium.

4.5 Redcliffe

The suburb of Redcliffe covers an area of 272 hectares and is wholly within the City of Belmont. The suburb area is comprised of 228 hectares within the residential area and 44 hectares within the Redcliffe Industrial Area.

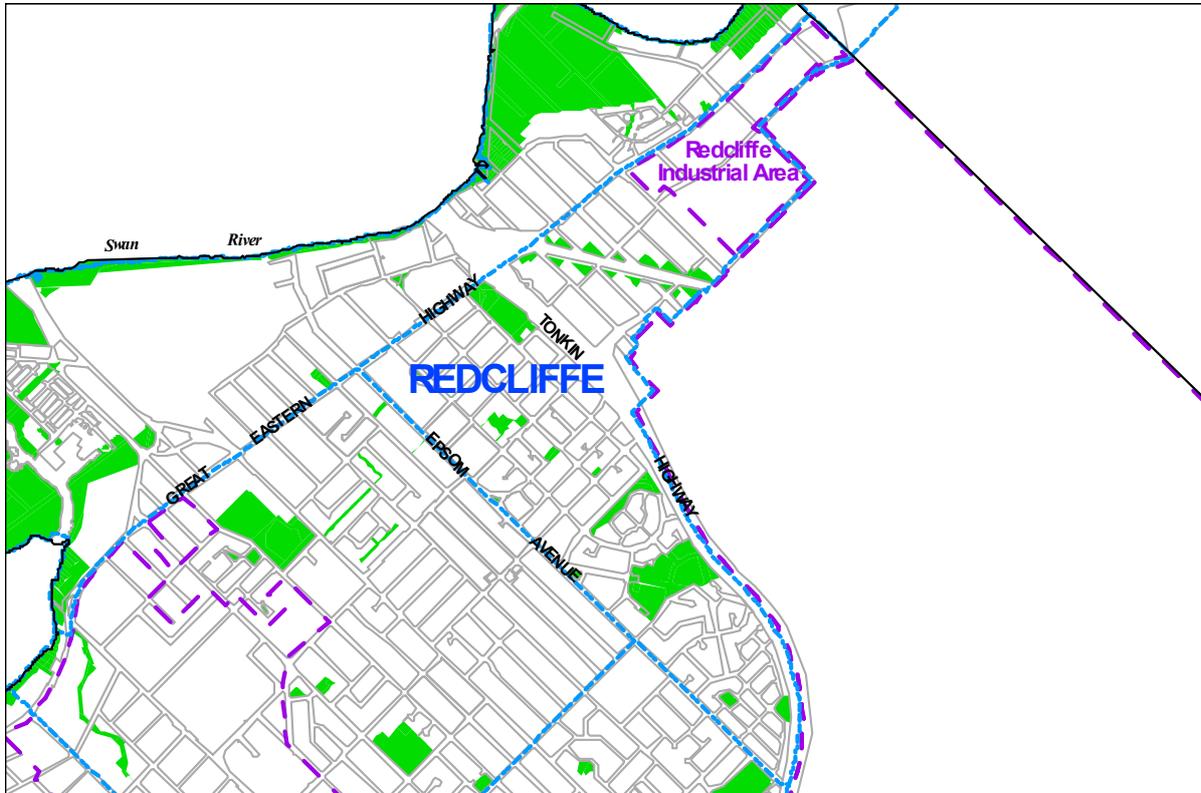
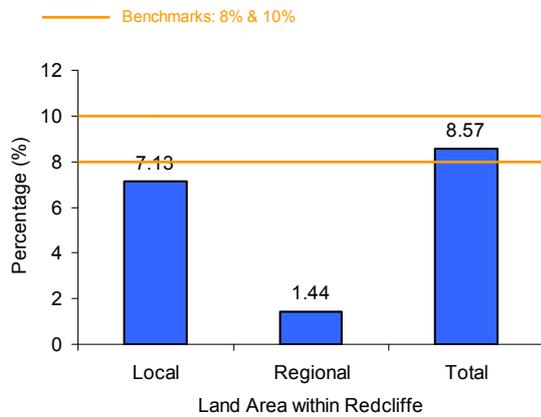


Figure 20: Distribution of Open Space within Redcliffe

The following statistics were generated with consideration of residential areas only.

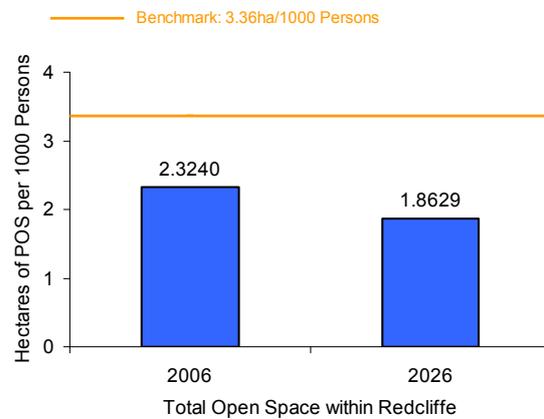
4.5.1 Area Provision

Land Area Ratio



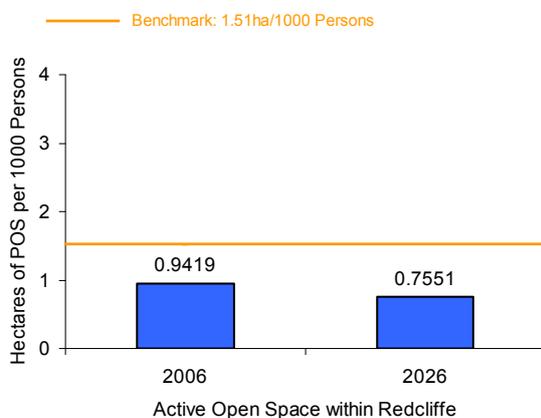
The provision of open space in relation to the size of the suburb of Redcliffe is below the state 10% benchmark specified in WAPC DC Policy 2.3. However, it is above the 8% required under Liveable Neighbourhoods. Locally reserved land contributes to the majority of open space within Redcliffe.

Population Ratio



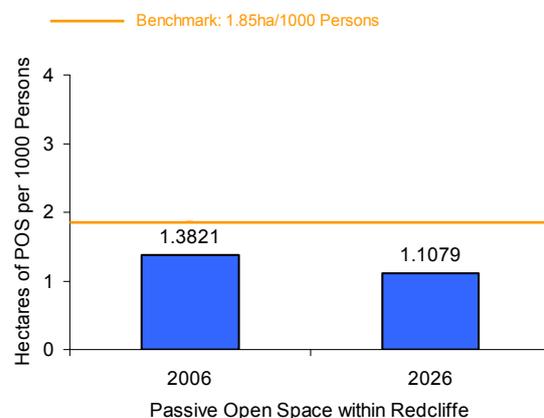
Based on its current and future population Redcliffe has a shortage of open space per 1000 persons. However, the distribution of the type and size of parks means that all residential properties are within walking distance of public open space.

Active Space



Redcliffe Park is the singular area of parkland used for Active open space purposes.

Passive Space



Prominent passive use parks include Parkview Chase and Selby Park.

4.5.2 Accessibility

All residential properties within the suburb of Redcliffe are within a 1 kilometre walk of a District Park. The two district level parks within Redcliffe are Redcliffe Park and Selby Park.

96% of residential properties in Redcliffe are within a 400 metre walking distance to a Neighbourhood Park. Main neighbourhood size parks include Parkview Chase and Smyth Lake Reserve.

59% of residential properties in Redcliffe are within a 300 metre walking distance to a Local Park. Andell Park, Gibson Park and Morgan Park are just a few of the local parks within Redcliffe.

The following figures depict the walkable catchments (pedsheds) for Neighbourhood and Local Parks within the suburb of Redcliffe.

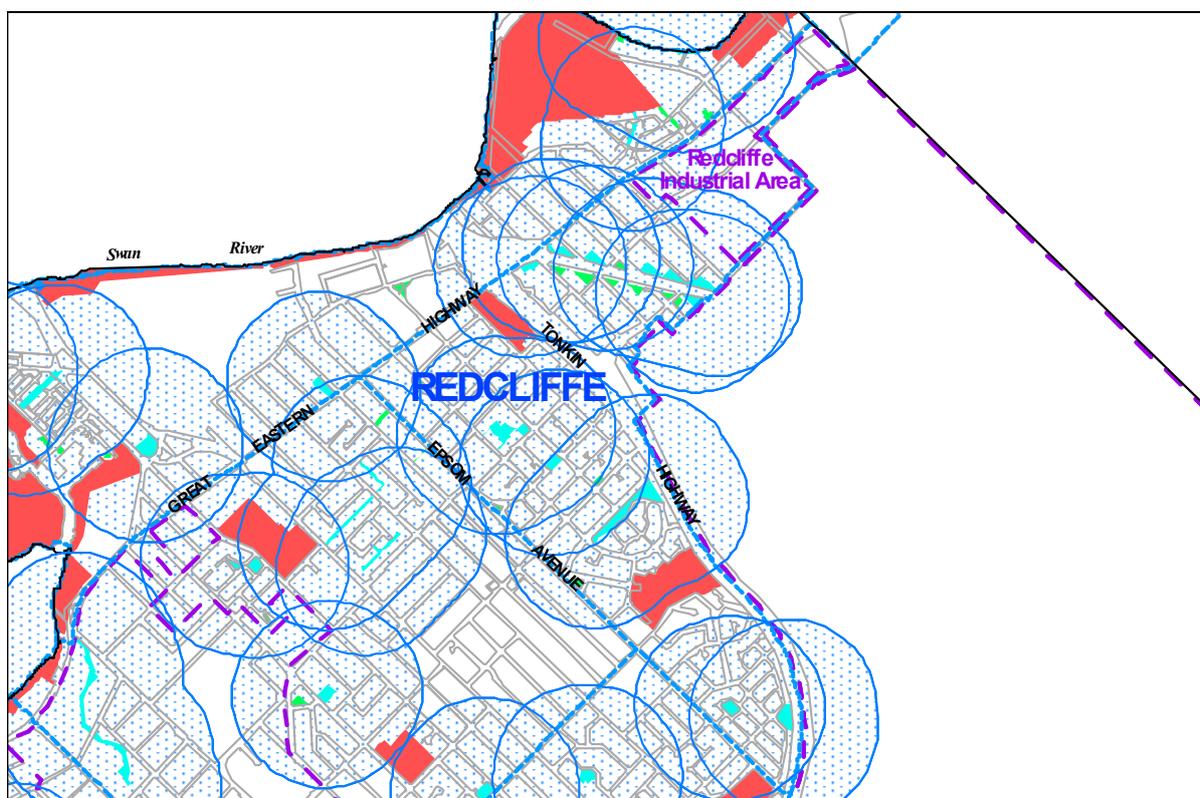


Figure 21: Neighbourhood Park Walkable Catchments within Redcliffe

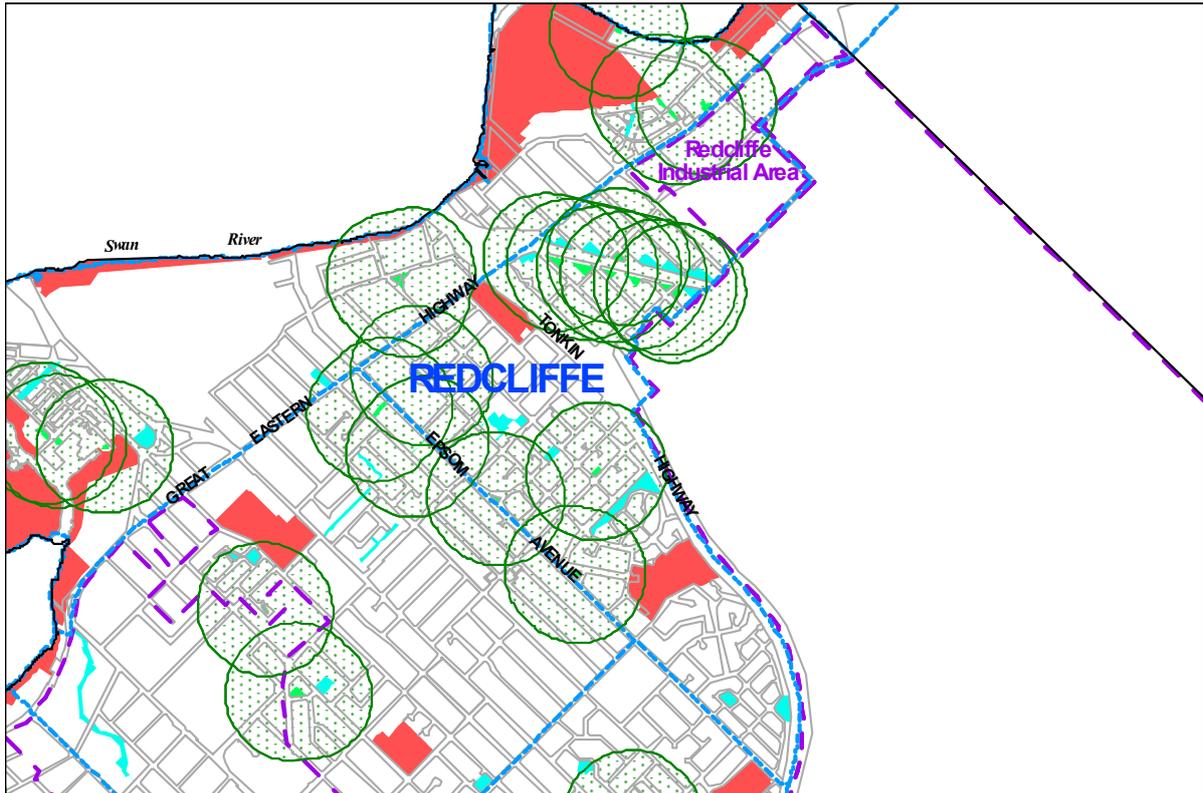
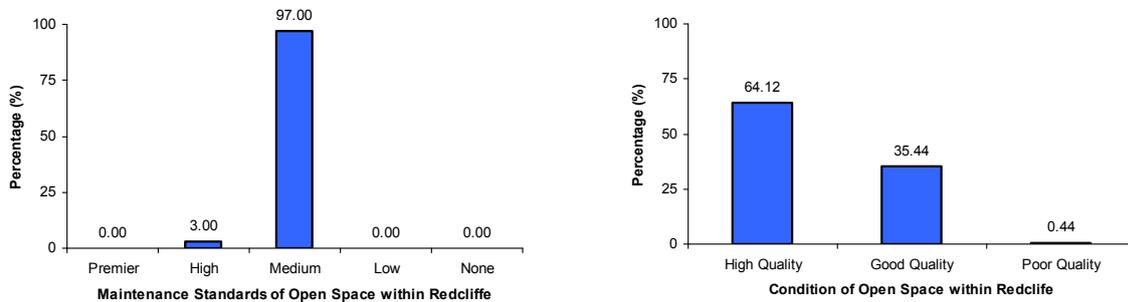


Figure 22: Local Park Walkable Catchments within Redcliffe

4.5.3 Maintenance Standards



Open space is predominately maintained at a medium standard.

The majority of land is of a high quality.

4.5.4 Comments

Redcliffe falls within the 8 and 10 % benchmarks for land area ratio but falls well below the population ratio benchmark both now and for future population projections. Whilst passive open space is well catered for in terms of area, the location of those passive reserves along Brearley Avenue means those reserves have a somewhat limited worth. Should Brearley Avenue ever close, a more functional reconfiguration of passive open space should be considered – this may relate also to recreation areas within Precincts 1A and 1B of the Perth Airport. There is almost no active open space in Redcliffe but active reserves in Cloverdale are considered to cater for the needs of Redcliffe.

4.6 Rivervale

The suburb of Rivervale covers an area of 330 hectares and is wholly within the City of Belmont. 24 hectares of the suburb is located within the Central Belmont Mixed Business Area.

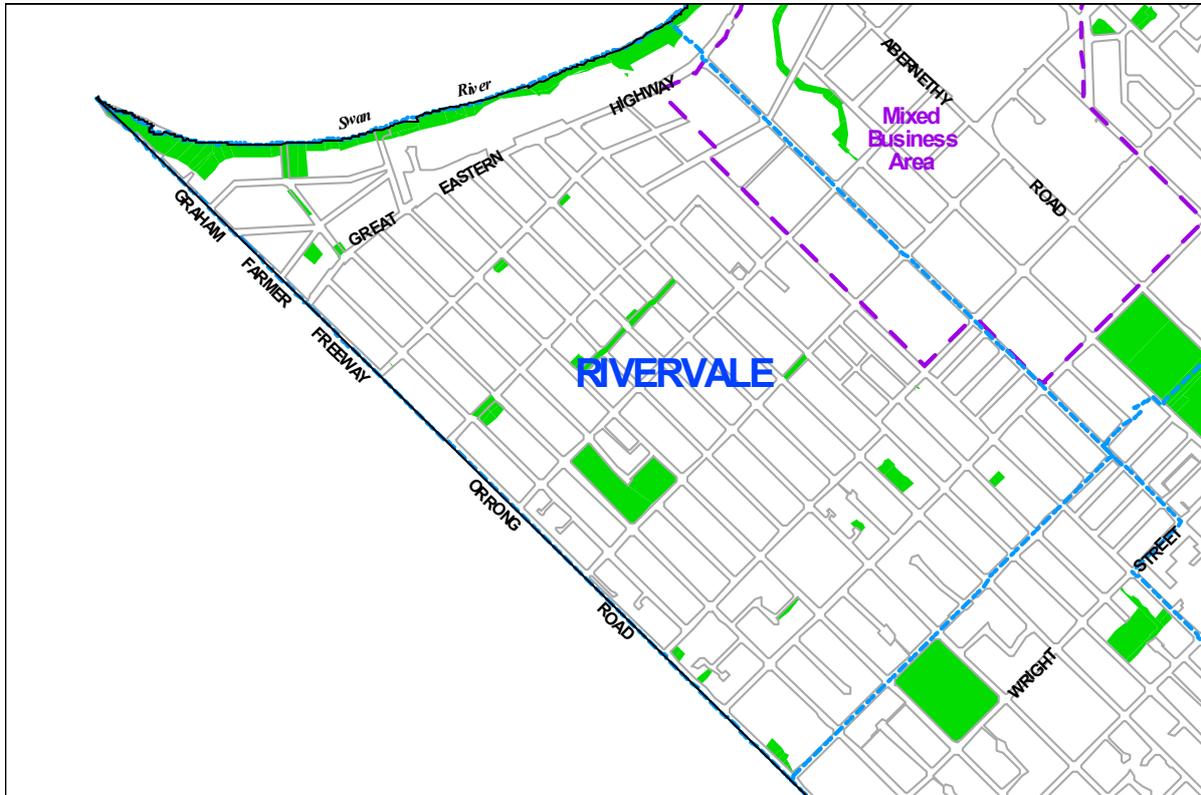
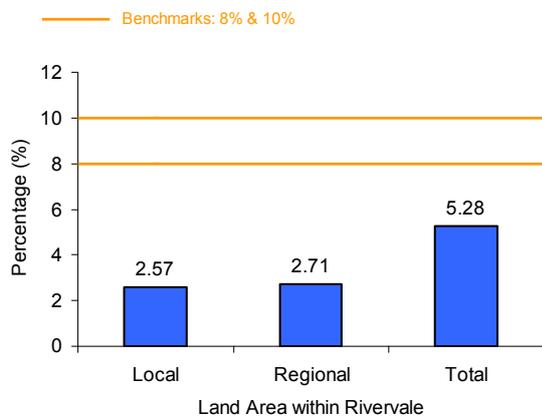


Figure 23: Distribution of Open Space within Rivervale

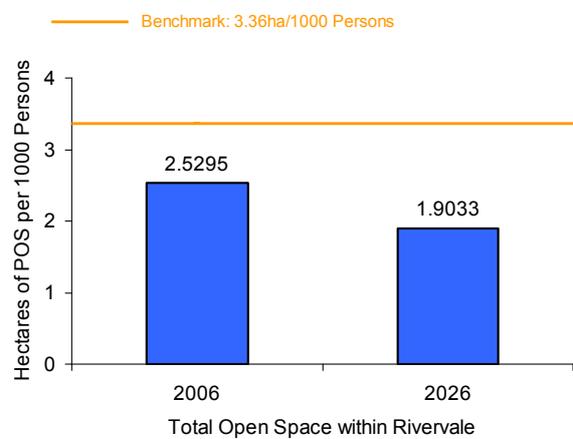
The following statistics were generated with consideration of residential areas only.

4.6.1 Area Provision

Land Area Ratio



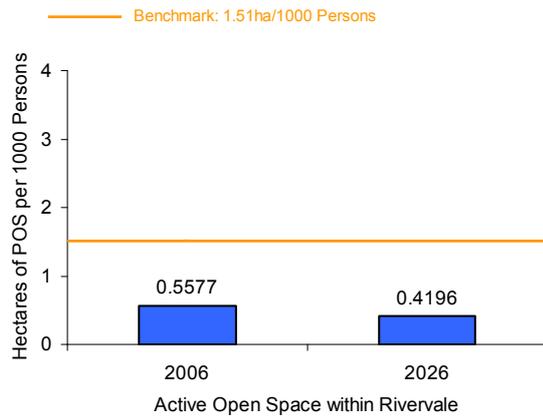
Population Ratio



The provision of open space within Rivervale is under the state requirements.

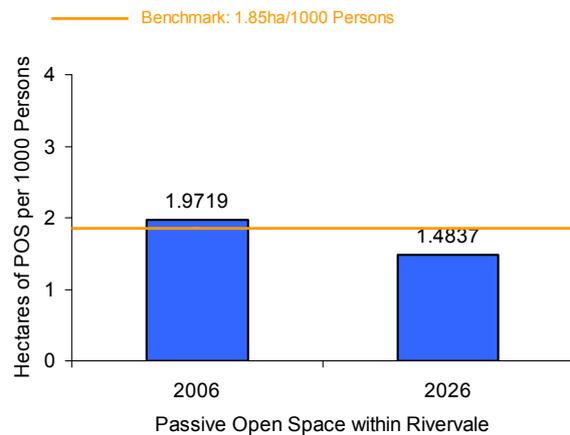
In relation to the current and forecast population the amount of open space is below the State benchmark.

Active Space



Active open space is less than half the recommended amount. Wilson Park with its netball courts is the main active open space area. However, the suburb of Rivervale has direct access to the active recreational facilities of the Swan River. This access includes a popular boat ramp accessed from Balbuk Way and numerous other small jetties.

Passive Space



Passive areas consist of the Swan River foreshore, Cracknell Park and small neighbourhood parks such as Jack Ring Park and Copley Park. The Swan River foreshore includes predominately natural bush conservation areas while dual share bicycle and pedestrian paths traverse along the Swan River foreshore in an almost uninterrupted route.

4.6.2 Accessibility

All residential properties within the suburb of Rivervale are within a 1 kilometre walk of a District Park. Open space classified as district level parks include the Swan River foreshore and Wilson Park.

73% of residential properties in Rivervale are within a 400 metre walking distance to a Neighbourhood Park. This category of open space includes Jack Ring Park, Copley Park and Cracknell Park.

71% of residential properties in Rivervale are within a 300 metre walking distance to a Local Park. Aviary Gardens, Mozart Mews and Wicca Street Park are just some of the parks within this classification.

The following figures depict the walkable catchments (pedsheds) for Neighbourhood and Local Parks within the suburb of Redcliffe.

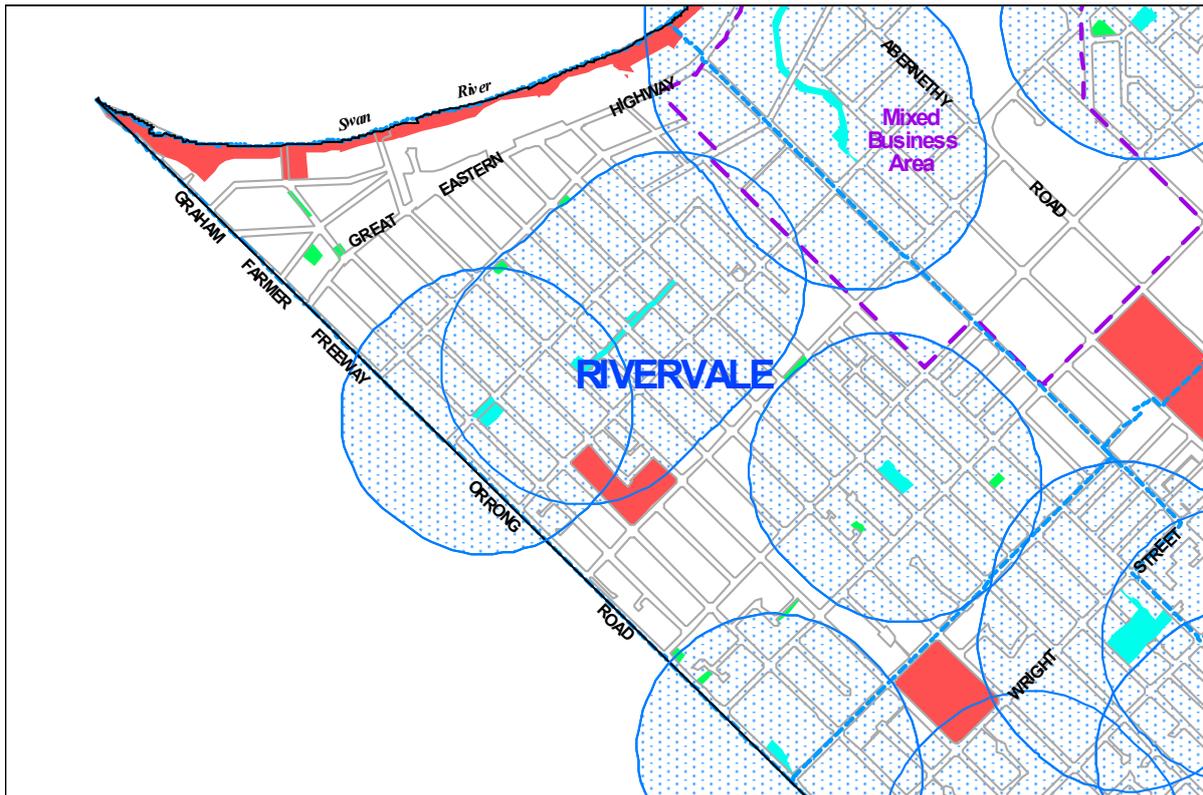


Figure 24: Neighbourhood Park Walkable Catchments within Rivervale

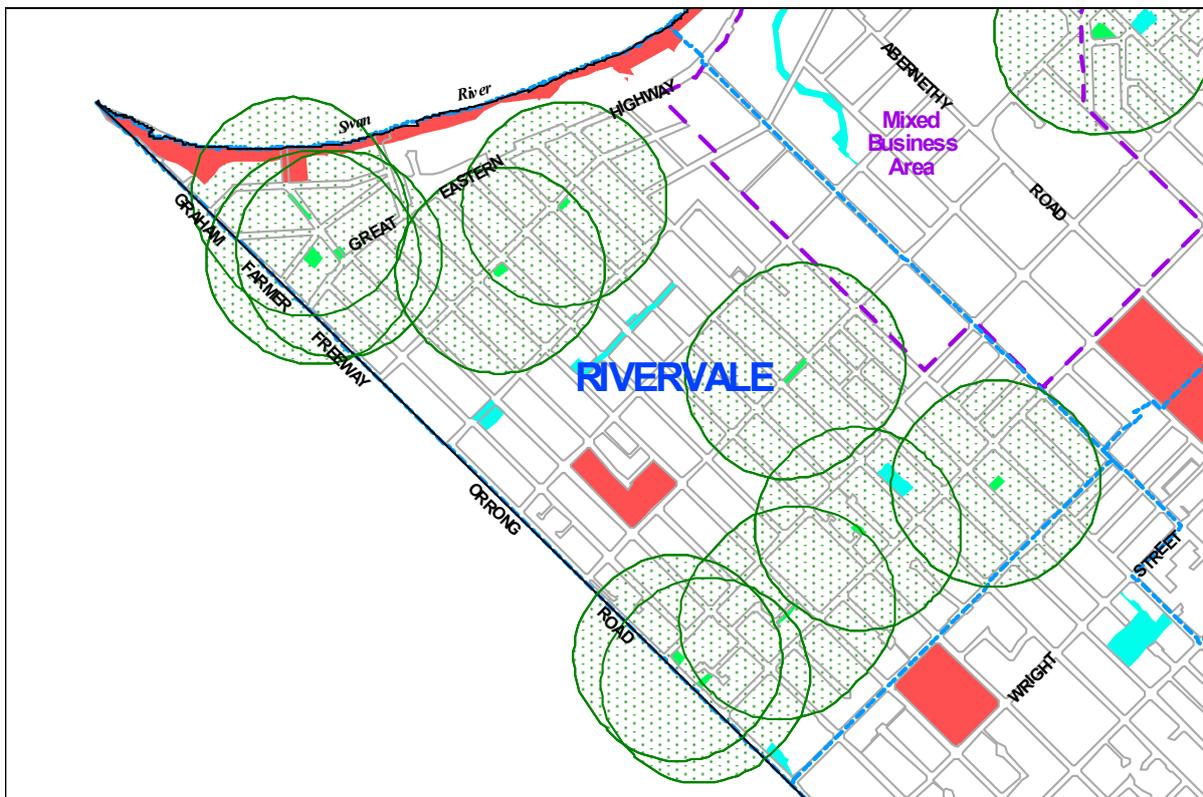
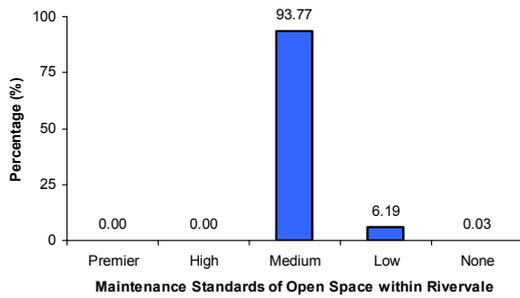
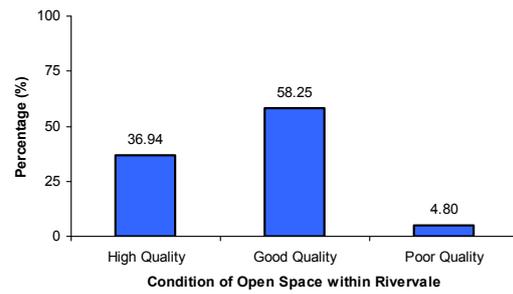


Figure 25: Local Park Walkable Catchments within Redcliffe

4.6.3 Maintenance Standards



Maintenance is predominately of a medium standard within Rivervale.



The condition of the majority of open space is of a good or high quality.

4.6.4 Comments

Rivervale falls well below benchmarks for land area ratios and population ratios (both current and based on future population projections). While active space and land area ratios are low there is however proximity to reserves in the Town of Victoria Park (Lee Reserve [Active Open Space] 3 hectares; and Burswood Park, 113 hectares inclusive of golf course, tennis centre and parklands).

5.2 Kewdale & Redcliffe Industrial Areas

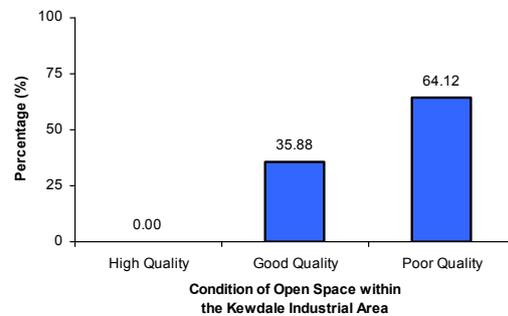
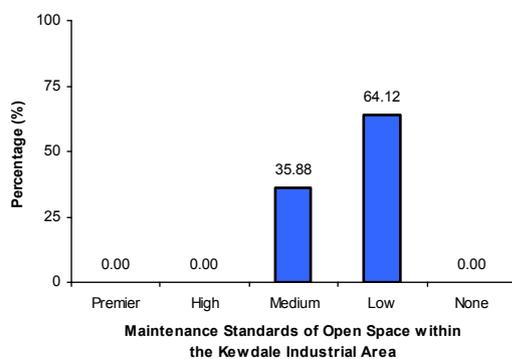
All Public Open Space within the Kewdale Industrial Area is classified as Local open space as it is reserved under the City’s Town Planning Scheme as Parks & Recreation or Parks & Recreation-WSD.

The Kewdale Industrial Area is 478 hectares and makes up 62% of the suburb of Kewdale within the City of Belmont.

Land Ratio – approximately 1.12% of the Kewdale Industrial Area is designated for public open space uses.

Noble Park, located on the corner of Belmont Ave and Noble St, is used for the dual purposes of drainage and passive open space, and constitutes the areas only functional passive open space. There are no areas of active open space within the Kewdale Industrial Area.

The majority of the Parks and Recreation reserved land is used for drainage purposes.



The areas of passive open space are predominately maintained at a medium standard.

The Condition of the passive open space is considered to be of a good quality.

The Redcliffe Industrial Area does not include any public open space but is in relatively close proximity to Garvey Park in Ascot.

5.3 Perth International Airport

Of the total area of Perth Airport, approximately 72% is located within the City of Belmont, with the balance in the Shire of Swan. The area of Perth Airport within the City of Belmont, is approximately 1382 hectares.

The Perth Airport 2004 Master Plan includes land use areas depicting proposed Conservation Area (areas designated and reserved for the preservation of the natural environment). There are also a number of proposed development precincts. Each precinct has a number of designated land use categories. One of the categories is ‘Recreational Uses’ which includes “*entertainment and recreational activities such as golf courses, parks, themed entertainment, driver training and education and eco-tourism*”.

The Airport encompasses 2105 hectares of land. 'Recreational' uses are envisaged for Precincts 1C (83 hectares), 2A (96 hectares) and 2B (53 hectares). Precinct 5 (77 hectares) and Precinct 7 (233 hectares of which 3 hectares are within the boundaries of the City of Belmont) are designated as natural environment conservation areas. Precinct 7 has also been flagged to accommodate some appropriate recreational uses in accordance with the approved 2004 Perth Airport Environment Strategy.

If it the assumption is made that only 10% of those precincts which could accommodate 'recreational' uses is utilised, the total number of hectares within the airport considered equivalent to the 'open space' designation under the town planning Scheme would be 103.2 hectares.

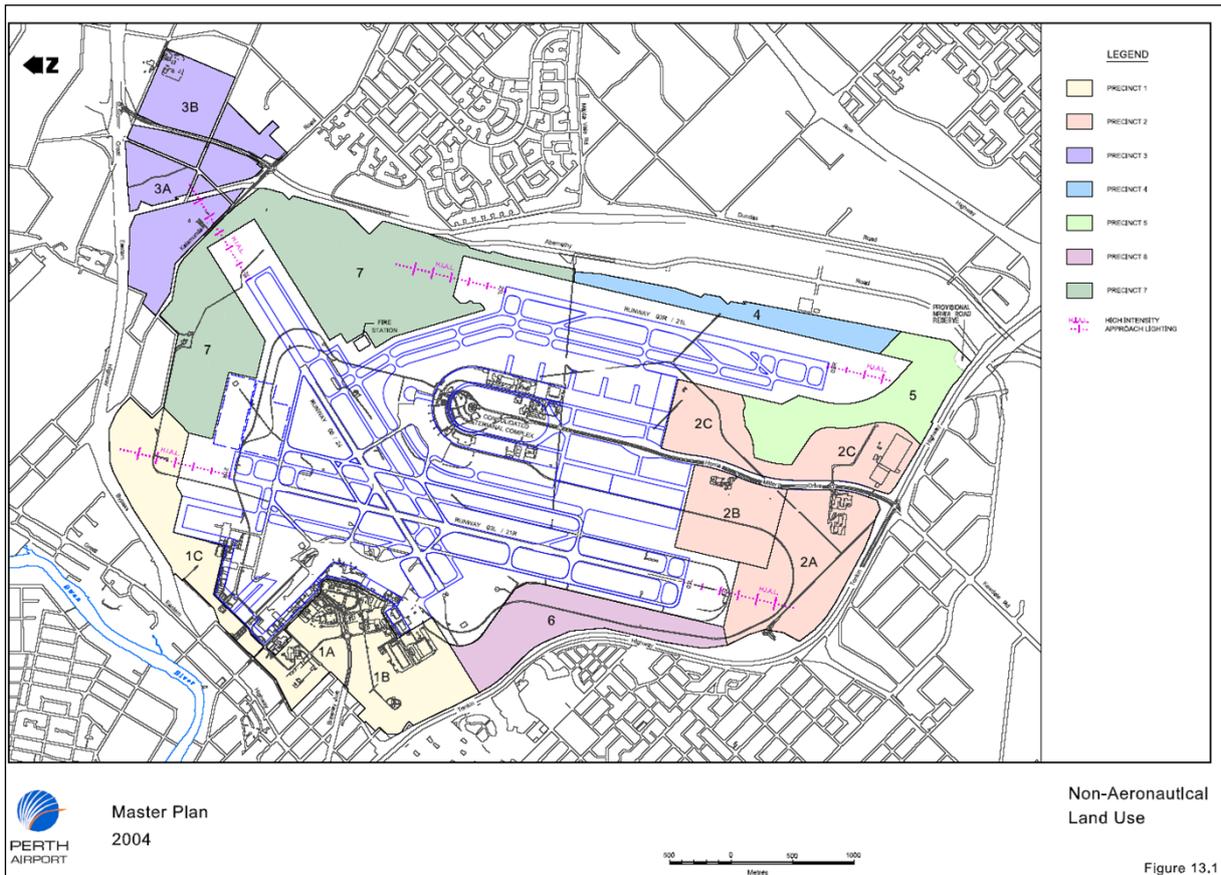


Figure 27: Perth Airport Master Plan 2004 Non-Aeronautical Land Use Plan (source: Perth Airport Master Plan 2004 Figure 13.1)

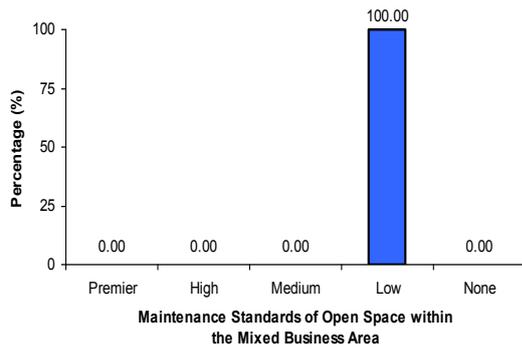
Given that the airport accounts for almost one third of the land area of the City of Belmont the likely impact of recreational and conservation areas on the City is significant.

5.4 Central Belmont Mixed Business Area

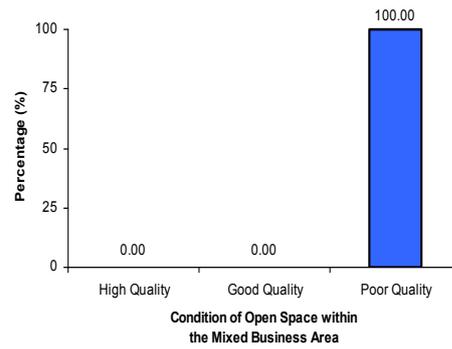
All Public Open Space within the proposed Central Belmont Mixed Business Area is reserved under the City's Town Planning Scheme as Parks & Recreation or Parks & Recreation-WSD.

Land Ratio – 1.16% of land within this area is designated for public open space use.

The area commonly referred to as Severin Walk is classified as Passive open space and provides a dual drainage/passive land use. The remainder of land reserved as Parks & Recreation under the Scheme is used for drainage purposes only.



The areas of passive open space are predominately maintained at a low standard.



The Condition of the passive open space is considered to be of a poor quality.

There are three major areas of Active or Passive open space which are accessible to the Mixed Business Area. These consist of Severin Walk (located within the area), Faulkner Park and Centenary Park (which immediately abut the Mixed Business Area). Those sections of the Mixed Business zone that are close to Great Eastern Highway also have some access to Regional foreshore reserves.

Severin Walk is classified as a neighbourhood park with a related 400m walkable radius. Taking into account two adjoining District open space areas known as Centenary Park and Faulkner Park, and the relevant District park walkable radius of 2km, the Mixed Business Area is adequately served by open space areas.

5.5 Comments

Whilst there are no designated standards for adequacy of open space in business areas, it is considered that adequate open space is provided for business areas within the City of Belmont. However, it is recommended that further consideration should be given to the functionality of open space with particular reference to:

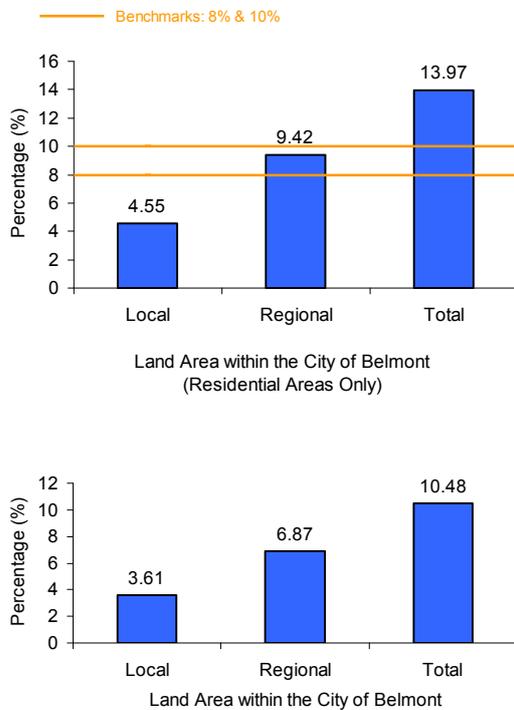
- the role of the civic centre; and
- the potential dual role of drainage reserves in the Mixed Business area which provide potential linkages from the river foreshore to the Town Centre and also Tomato Lake.

Both these areas should be subject of further research prior to development.

6.0 OVERALL FINDINGS

6.1 Land Area

Land Area Ratio



Public open space accounts for 13.97% of land within the City of Belmont's Residential areas. Land reserved under the City's local planning scheme accounts for 4.55%, with the majority being reserved under the metropolitan region scheme.

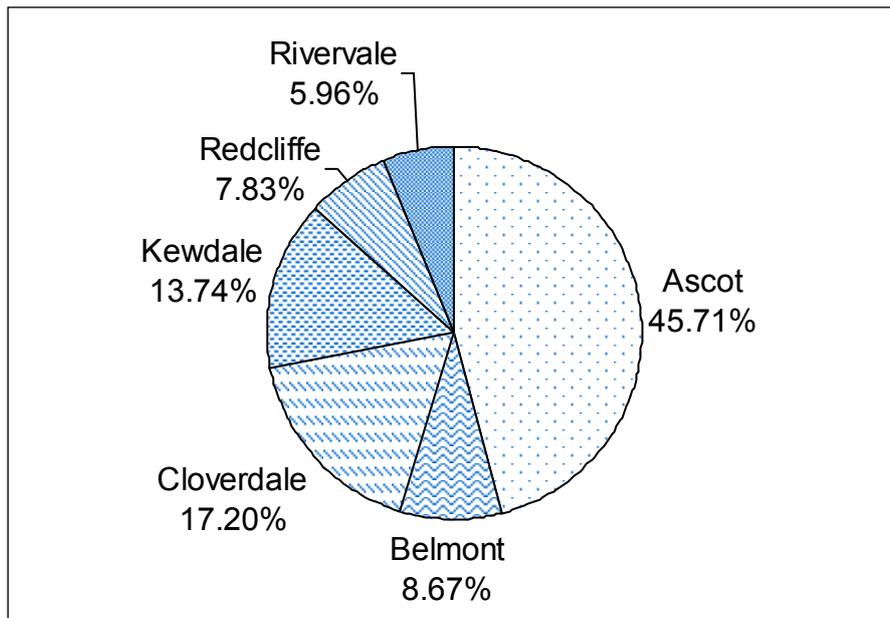
These figures do not take into account open space provision within the City's Industrial Areas, Mixed Business Area or Perth Airport.

Taking into account all residential and non-residential areas (excluding Perth Airport) the overall provision of open space accounts for 10.48% of land within the City of Belmont.

Refer to Appendix 1 for a map showing Regional open space land and its relevant classification under the 'Metropolitan Region Scheme'.

Appendix 2 shows the City's Local open space land based on its zoning or reservation under the City's Town Planning Scheme.

The following graph illustrates the proportional distribution of open space throughout City's suburbs. As shown, the suburb of Ascot contains the largest amount of the City's public open space land at 45.71%, with Rivervale containing only 5.96% of the total amount. Both these suburbs abut the Swan River and rely to a large extent on Regional Open Space reservations to service local needs.



Graph 1: Distribution of Open Space per Suburb

6.2 Accessibility

The percentage of lots zoned Residential and Residential & Stables that are within a walkable catchment (pedshed) of the public open space categories District, Neighbourhood and Local Parks are detailed as follows:

- All residential properties are within 1km walkable catchment (pedshed) from a District Park.
- 86% are within a 400m walkable catchment (pedshed) from a Neighbourhood Park.
- 44% are within a 300m walkable catchment (pedshed) from a Local Park.

Refer to Appendices 3, 4 & 5 for an overall view of District, Neighbourhood and Local Public open space and their respective walkable catchments (pedsheds).

6.3 Active/Passive Function

The total amount of open space within the City's Residential areas is 261.6972 hectares. This accounts for 60.1381 hectares of Active and 201.5590 hectares of Passive (including Conservation) open space areas.

Taking into account both Residential and Non-Residential areas (excluding Perth Airport) the amount of open space within the City of Belmont increases to 269.0405 hectares. This accounts for 60.1381 hectares of Active and 208.9024 hectares of Passive (including Conservation) open space areas.

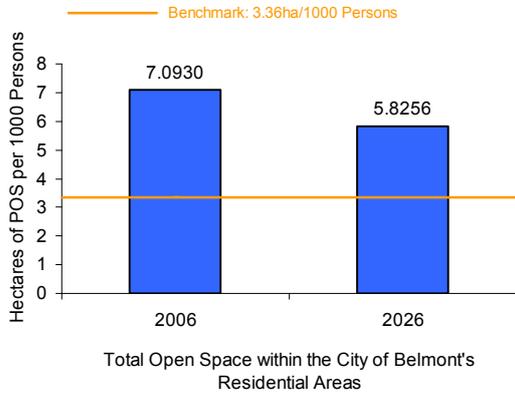
Additionally, a total of 8.4620 hectares of land is used for drainage purposes only within the City's Residential zoned areas, and 15.6978 hectares within the City's Non-Residential Areas. However, as these are not functional areas of public open space they have not been included in the previously outlined statistics.

Refer to Appendix 6 for an overall view of Active and Passive open space within the City.

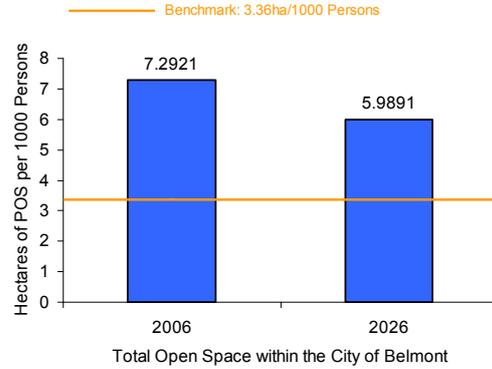
The following graphs depict the year 2006 and year 2026 projected amount of open space in hectares per 1000 persons.

Population Ratio

Public Open Space and Population Ratios - Residential land.

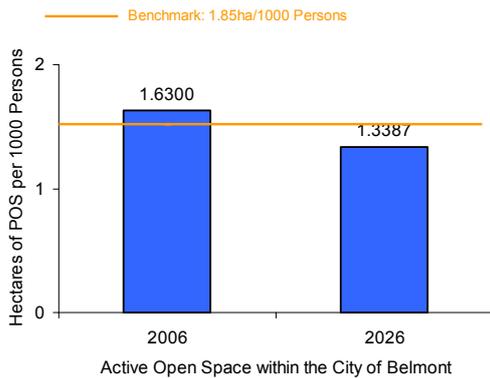


Public Open Space and Population Ratios - Residential and Non-Residential land.



Active Space

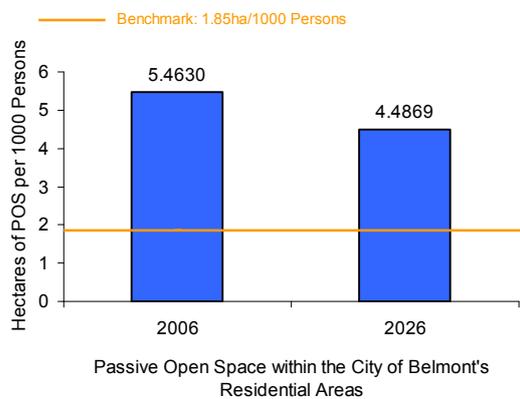
Active Open Space Provision Overall



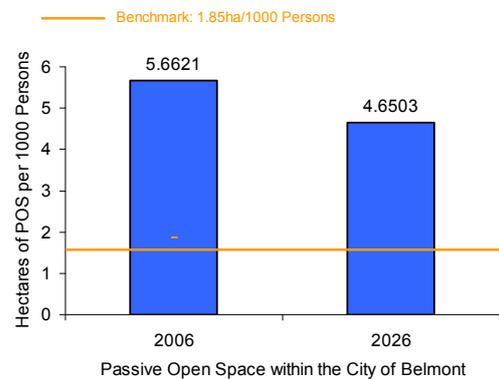
(Note: There is no active open space land within the City's non-residential areas.)

Passive Space

Passive Open Space Provision - Residential land only.



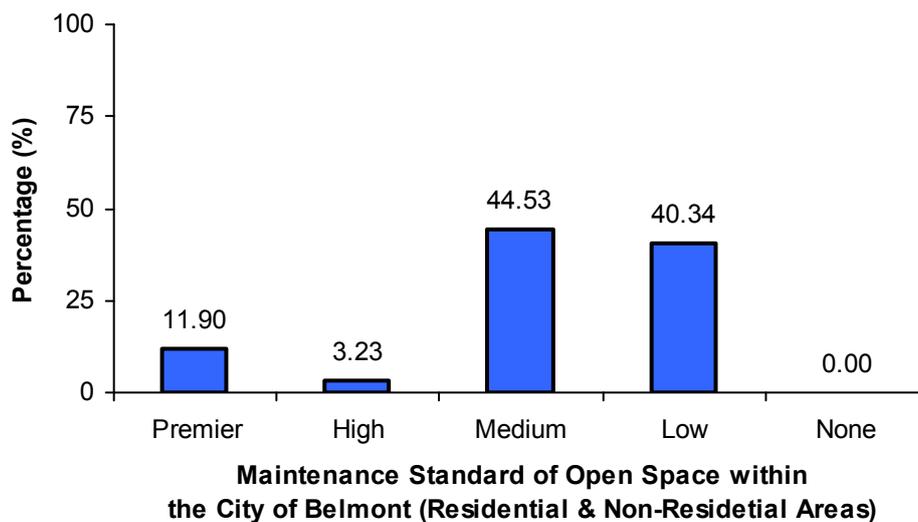
Passive Open Space Provision - Residential and Non-Residential land.



6.4 Standards

6.4.1 Maintenance

The majority of land within the City is maintained on a medium (monthly) to low (three times a year) basis.

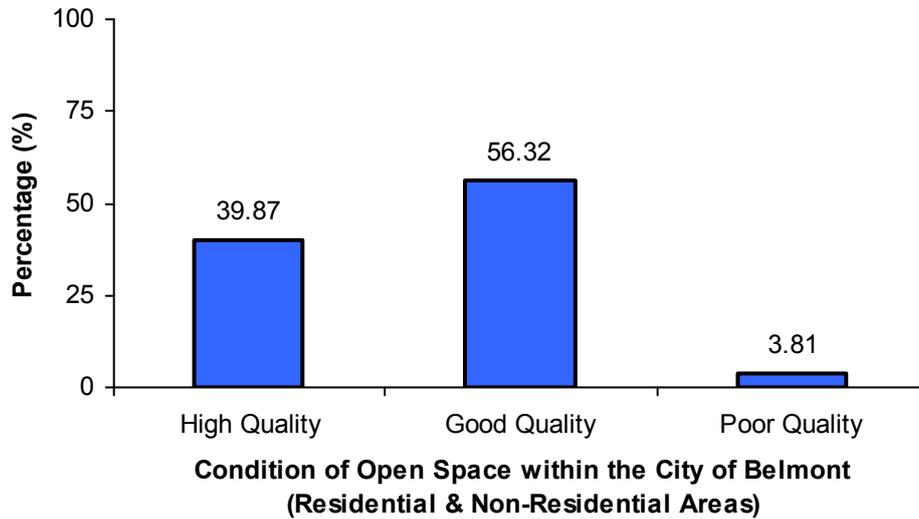


Graph 2: Maintenance Standards of Open Space within the City of Belmont

Refer to Appendix 7 for an overall view of the Maintenance of open space within the City.

6.4.2 Condition

The condition of public open space is generally of a high to good quality with only 3.07% classed as being poor quality.



Graph 3: Condition of Open Space within the City of Belmont

Refer to Appendix 8 for an overall view of the Condition of open space within the City.

7.0 ISSUES AND RECOMMENDATIONS

7.1 Ground Water Allocation

Issue

The City of Belmont has reached its maximum groundwater allocation of bore licences for the use of groundwater from the superficial aquifer.

Recommendation

Any new areas of public open space as a result of future developments require the developer to apply to the Department of Environment for a bore licence and an allocation of groundwater. Any such licence and groundwater allocation would have to be transferred to the City of Belmont at the time of the site handover.

7.2 Safety and Security

Issue

The consideration of safety and security has been identified within the City of Belmont as having a high level of impact on people deciding to participate in physical activity. The 'Designing Out Crime Toolbox' incorporated in the WAPC's Designing Out Crime Planning Guidelines specifically include sections on Civic and Town Centres; and Parks and Public Open Space. This issue is also raised in the Safety and Security document supporting the Local Planning Strategy.

Recommendation

It is recommended that a requirement for Crime Prevention Through Environmental Design (CPTED) principles to be addressed (as detailed under the Designing Out Crime Planning Guidelines) and incorporated into any consultants brief as a requirement for tendering on any Council facility (inclusive of parks).

7.3 Perth International Airport

Issue

Given that the airport accounts for almost one third of the land area of the City of Belmont the likely impact of recreational and conservation areas on the City is significant.

Recommendation

The City must continue to stress with Westralia Airports Corporation and the Department of Transport and Regional Services that development of all precincts detailed under the Master Plan should be progressed using a structure plan and planning guidelines approach. This will ensure that any areas of conservation values are identified and integrated with any development.

7.4 Unit Development and Open Space Dichotomy – The Issue with Infill

Issue

As infill development continues within the City of Belmont, concern has been raised that there is insufficient private open space to cater for residents needs. The City has tried to address this by requiring certain performance criteria at particular densities (i.e. development above R30 should be two storeys in order to accommodate appropriate private open space). However, the function of public open space in catering for the needs of these residents is also a factor. This is of concern in localities where public open space may not meet overall recommended benchmarks.

The 1992 'Study on Contributions for Public Open Space and Community Facilities from Density Development' for the then Department of Planning and Urban Development showed that there is not a direct or simple relationship between density development and additional demand for public open space and facilities. Instead there is a complex and dynamic set of social and economic factors which need to be studied on an area specific basis before a localised contribution could be justified. The Study did however outline that there are locations where it can be shown that *"the ongoing process of urban consolidation or changes in demographic structure could result in or exacerbate localised deficiencies in such provision"*.

The areas of Rivervale and Redcliffe will continue to record a reduced area of open space in comparison with other localities. The funding of either an acquisition program or a targeted upgrading of existing facilities to compensate for the shortfall is a major issue.

Recommendation

In the instances of Rivervale and Redcliffe, a development levy could be justified on the basis that the areas are presently undersupplied in open space; grouped dwelling development is reducing the area of private open space whilst intensifying development; and a specific strategy is being pursued. It is recommended that this matter be pursued with the WAPC as to whether the WAPC consider a levy appropriate and what the levy should be set at. This levy should only be applied where no requirement for cash-in-lieu of open space has been required.

Consideration should be given to proposals for staged land acquisitions and reserve upgrades within Rivervale and Redcliffe.

Where a land area shortfall cannot be addressed, higher standards of reserve maintenance should be established to offset any overall shortfall in open space provision.

7.5 Disposal and Acquisition

Issue

As detailed there are suburbs of the City of Belmont which are overprovided for in terms of open space and areas which are underprovided. There are instances where existing parks have limited functional value. An example is land reserved as Parks and Recreation WSD (Dual Recreation and Drainage Reserve) which may no longer be required for drainage purposes as the drainage can be piped and/or accommodated elsewhere.

A report on open space in the City of Belmont was considered at the 27th August 2001 Council meeting (Item 8.3.1 PDC 20/08/2001 refers). The report concluded that the City is well endowed with open space. A moratorium was placed on the creation of further open space areas until a complete review of all open space within the City could be completed. Now the review is completed, the question arises as to how much open space should be required on subdivision and/or strata titling of land.

It is considered that in the case of subdivision or strata titling of land where five or more lots are created, any public open space requirement should be taken as 10% cash-in-lieu unless the subdivision represents a good opportunity to provide functional open space within the suburbs of Rivervale and Redcliffe. This would also mean that in the case of development where built strata is likely to occur, a condition should be imposed at the development stage requiring the payment of cash-in-lieu of open space prior to the issue of Built Strata titles.

Recommendation

Where existing small scale parks or land reserved for a dual drainage/recreation purpose are identified as having limited functional value, consideration should be given to potential disposal of the sites and the funds utilised to redress the balance in those localities where under-provision of open space has occurred.

Where subdivision or strata titling of land occurs and five or more lots are created, any public open space requirement should be taken as 10% cash-in-lieu unless the subdivision represents a good opportunity to provide functional open space within the suburbs of Rivervale and Redcliffe.

In the case of development where built strata is likely to occur, a condition should be imposed at the development stage requiring the payment of cash-in-lieu of open space prior to the issue of Built Strata titles.

7.6 Ongoing Maintenance/Asset Management

Under the provisions of the Local Government Act 1995 and a range of other legislative provisions of the State of Western Australia, the City of Belmont is charged with the responsibility to maintain a diverse range of assets on behalf of the Community. The City currently manages assets with a value in excess of \$200 million, it is therefore critical that these assets are managed in accordance with industry best practice to ensure that the appropriate level of service is provided to the Community at the lowest life cycle cost.

The City is developing an Asset Management Strategy which clearly demonstrates the City's commitment to providing and maintaining a wide range of assets that not only meet the needs of the Community but ensures the long term financial sustainability of the City of Opportunity.

Asset renewal is a continuing challenge. Substantial capital works will need comprehensive asset management system to maintain quality and upkeep. In regard to public open space, parklands and their associated facilities are a resourcing and cost challenge.

Recommendation

Long term objectives for reserve maintenance standards should continue be established and evaluated and determined in view of a financial and environmental analysis involving the cost of upgrades along with ongoing maintenance implications.

REFERENCES

City of Belmont, City of Belmont Strategic Plan 2006 to 2010

City of Belmont, Local Planning Scheme No 14.

City of Belmont, Leisure Services Review and Plan 2006-2008

City of Belmont, Public Open Space Strategy 1991

City of Belmont, Environment Plan

City of Belmont, Asset Management Strategy (Design and Assets Strategy One) 2007

Richard Pawluk & Associates Pty Ltd, Patrick Dick, Consultant & Overman & Zuideveld Pty Ltd for Department of Planning and Urban Development 'Study on Contributions for Public Open Space and Community Facilities from Density Development' 1992

Westralia Airports Corporation Perth International Airport Masterplan 2004

Western Australian Planning Commission, Bush Forever

Western Australian Planning Commission, State Planning Strategy

Western Australian Planning Commission, State Planning Strategy and Statement of Planning Policy No. 1 'State Planning Framework Policy'

Western Australian Planning Commission, Development Control Policy 2.3 Public Open Space in Residential Areas

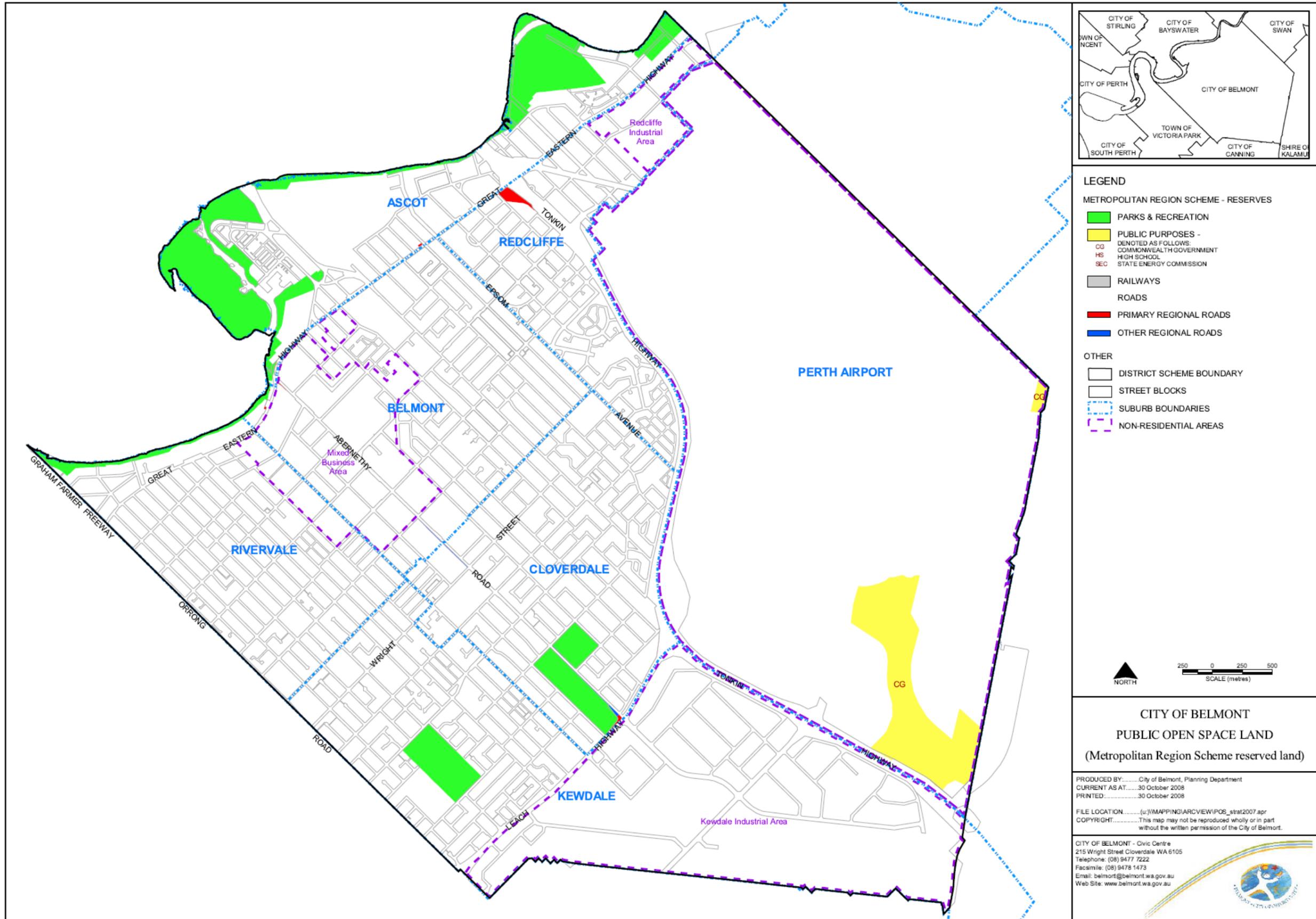
Western Australian Planning Commission, Development Control Policy 4.1 Industrial Subdivision

Western Australian Planning Commission, Liveable Neighbourhoods (Edition 3)

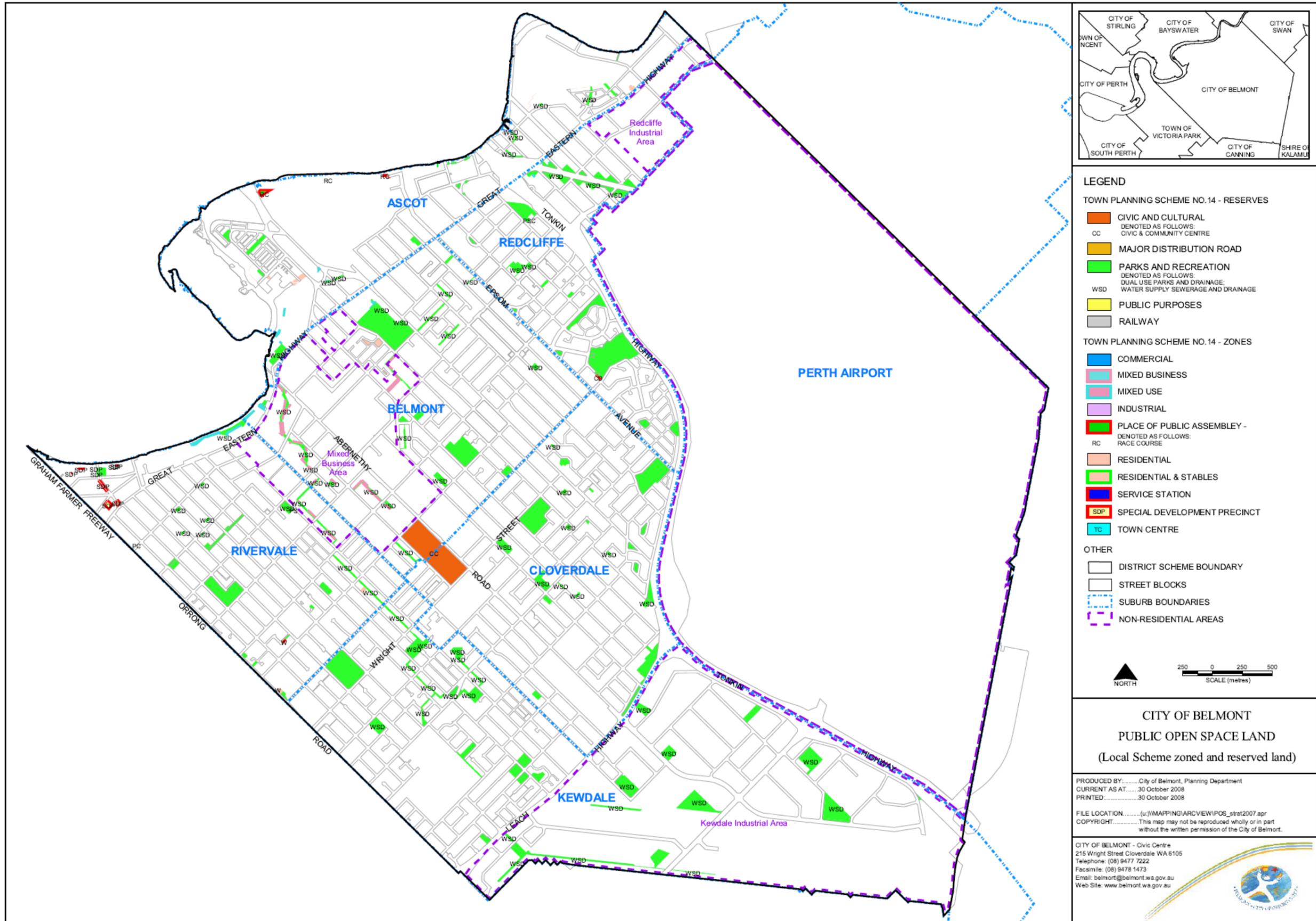
Western Australian Planning Commission, Network City

APPENDICES

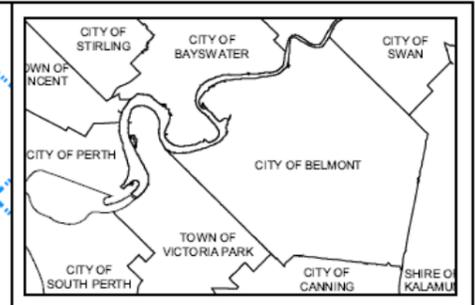
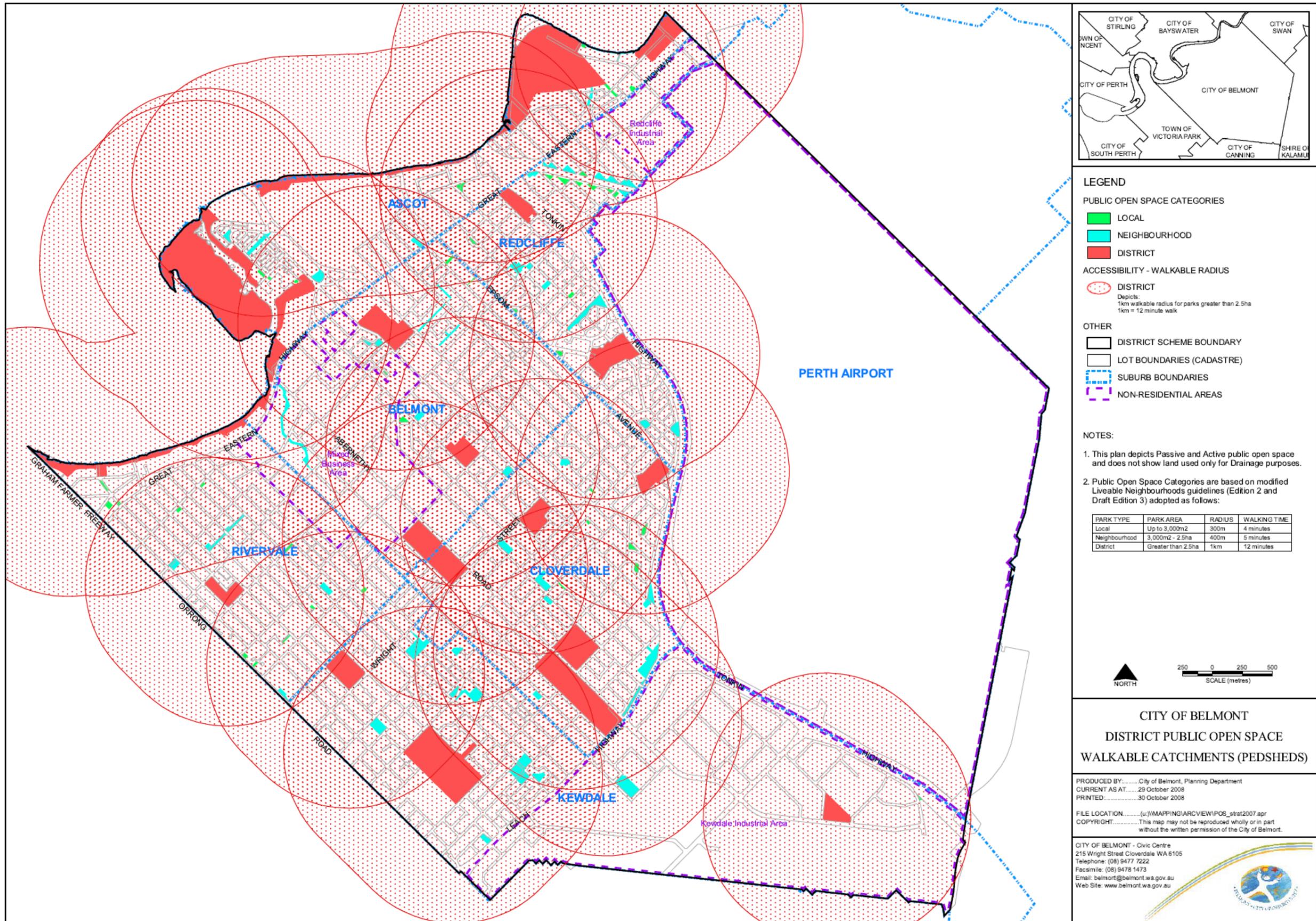
APPENDIX 1: Regional Scheme



APPENDIX 2: Local Scheme Map



APPENDIX 3: District Walkable Catchments Map



LEGEND

PUBLIC OPEN SPACE CATEGORIES

- LOCAL
- NEIGHBOURHOOD
- DISTRICT

ACCESSIBILITY - WALKABLE RADIUS

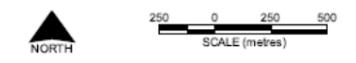
- DISTRICT
Depicts:
1km walkable radius for parks greater than 2.5ha
1km = 12 minute walk

OTHER

- DISTRICT SCHEME BOUNDARY
- LOT BOUNDARIES (CADASTRE)
- SUBURB BOUNDARIES
- NON-RESIDENTIAL AREAS

- NOTES:**
1. This plan depicts Passive and Active public open space and does not show land used only for Drainage purposes.
 2. Public Open Space Categories are based on modified Liveable Neighbourhoods guidelines (Edition 2 and Draft Edition 3) adopted as follows:

PARK TYPE	PARK AREA	RADIUS	WALKING TIME
Local	Up to 3,000m ²	300m	4 minutes
Neighbourhood	3,000m ² - 2.5ha	400m	5 minutes
District	Greater than 2.5ha	1km	12 minutes



**CITY OF BELMONT
DISTRICT PUBLIC OPEN SPACE
WALKABLE CATCHMENTS (PEDSHEDS)**

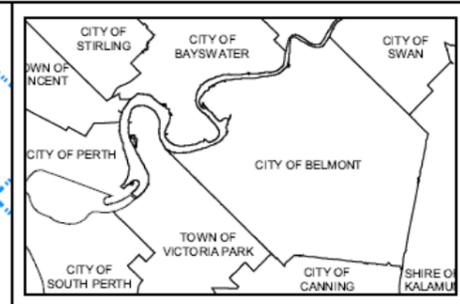
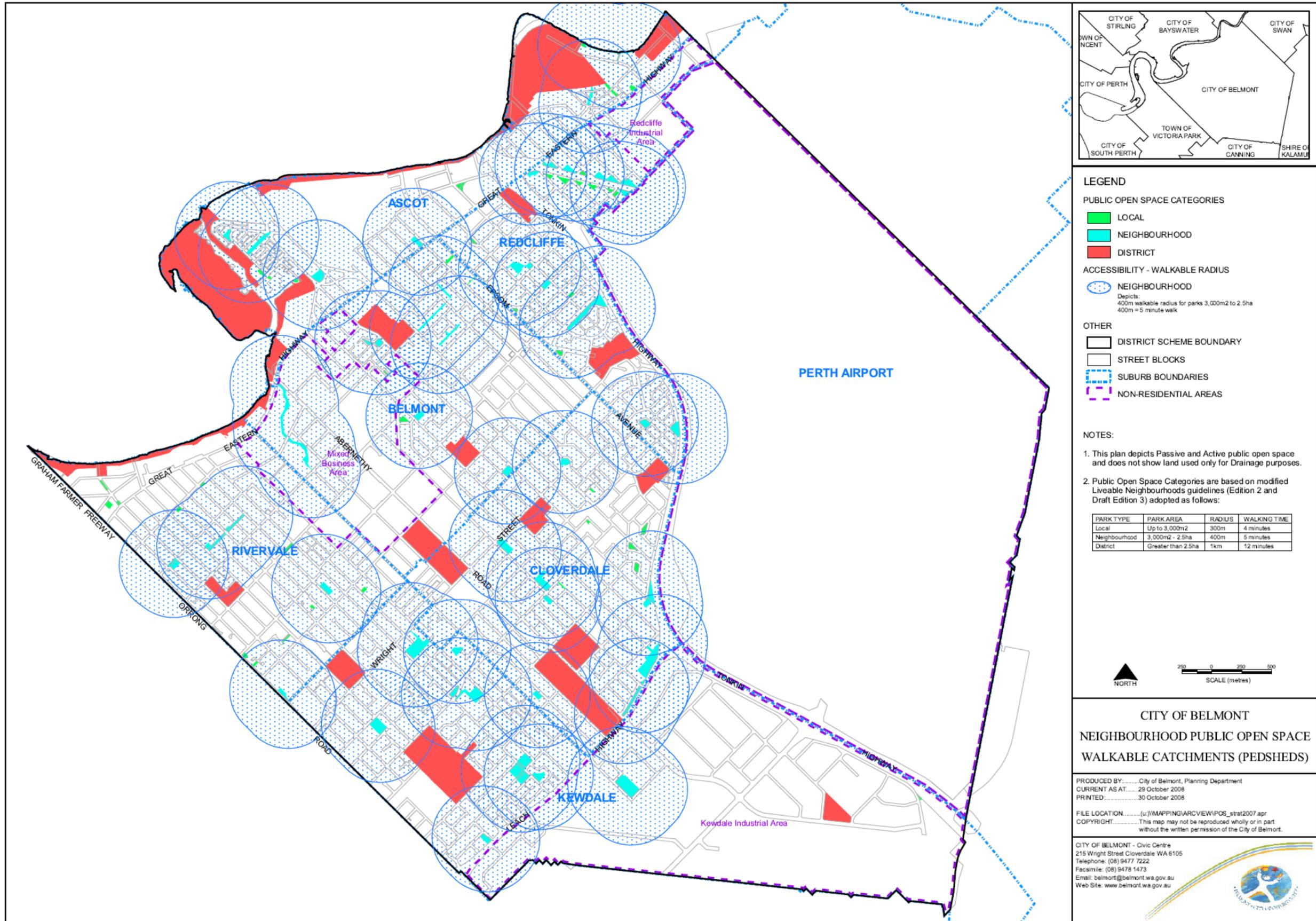
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PRINTED:30 October 2008

FILE LOCATION:(u:\MAPPING\ARCVIEW\IPOS_strat2007.apr
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Web Site: www.belmont.wa.gov.au



APPENDIX 4: Neighbourhood Walkable Catchments Map



LEGEND

PUBLIC OPEN SPACE CATEGORIES

- LOCAL
- NEIGHBOURHOOD
- DISTRICT

ACCESSIBILITY - WALKABLE RADIUS

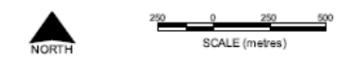
- NEIGHBOURHOOD
Depicts:
400m walkable radius for parks 3,000m² to 2.5ha
400m = 5 minute walk

OTHER

- DISTRICT SCHEME BOUNDARY
- STREET BLOCKS
- SUBURB BOUNDARIES
- NON-RESIDENTIAL AREAS

- NOTES:**
- This plan depicts Passive and Active public open space and does not show land used only for Drainage purposes.
 - Public Open Space Categories are based on modified Liveable Neighbourhoods guidelines (Edition 2 and Draft Edition 3) adopted as follows:

PARK TYPE	PARK AREA	RADIUS	WALKING TIME
Local	Up to 3,000m ²	300m	4 minutes
Neighbourhood	3,000m ² - 2.5ha	400m	5 minutes
District	Greater than 2.5ha	1km	12 minutes



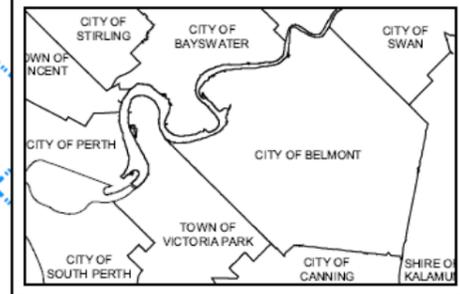
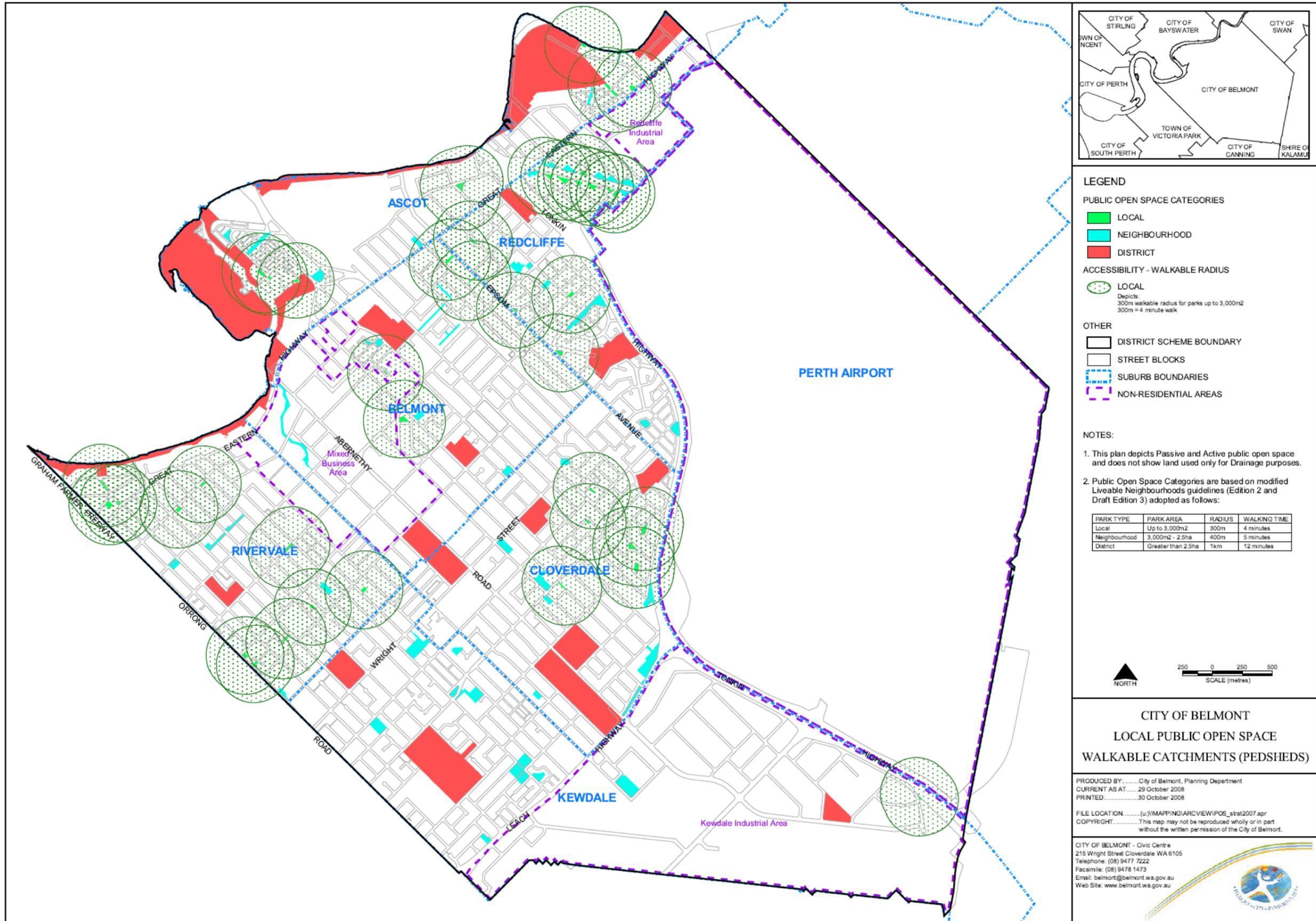
CITY OF BELMONT
NEIGHBOURHOOD PUBLIC OPEN SPACE
WALKABLE CATCHMENTS (PEDSHEDS)

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APPENDIX 5: Local Walkable Catchments Map



LEGEND

PUBLIC OPEN SPACE CATEGORIES

- LOCAL
- NEIGHBOURHOOD
- DISTRICT

ACCESSIBILITY - WALKABLE RADIUS

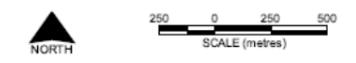
- LOCAL
Depicts:
300m walkable radius for parks up to 3,000m²
300m = 4 minute walk

OTHER

- DISTRICT SCHEME BOUNDARY
- STREET BLOCKS
- SUBURB BOUNDARIES
- NON-RESIDENTIAL AREAS

- NOTES:**
- This plan depicts Passive and Active public open space and does not show land used only for Drainage purposes.
 - Public Open Space Categories are based on modified Liveable Neighbourhoods guidelines (Edition 2 and Draft Edition 3) adopted as follows:

PARK TYPE	PARK AREA	RADIUS	WALKING TIME
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Neighbourhood	3,000m ² - 2.5ha	400m	5 minutes
District	Greater than 2.5ha	1km	12 minutes



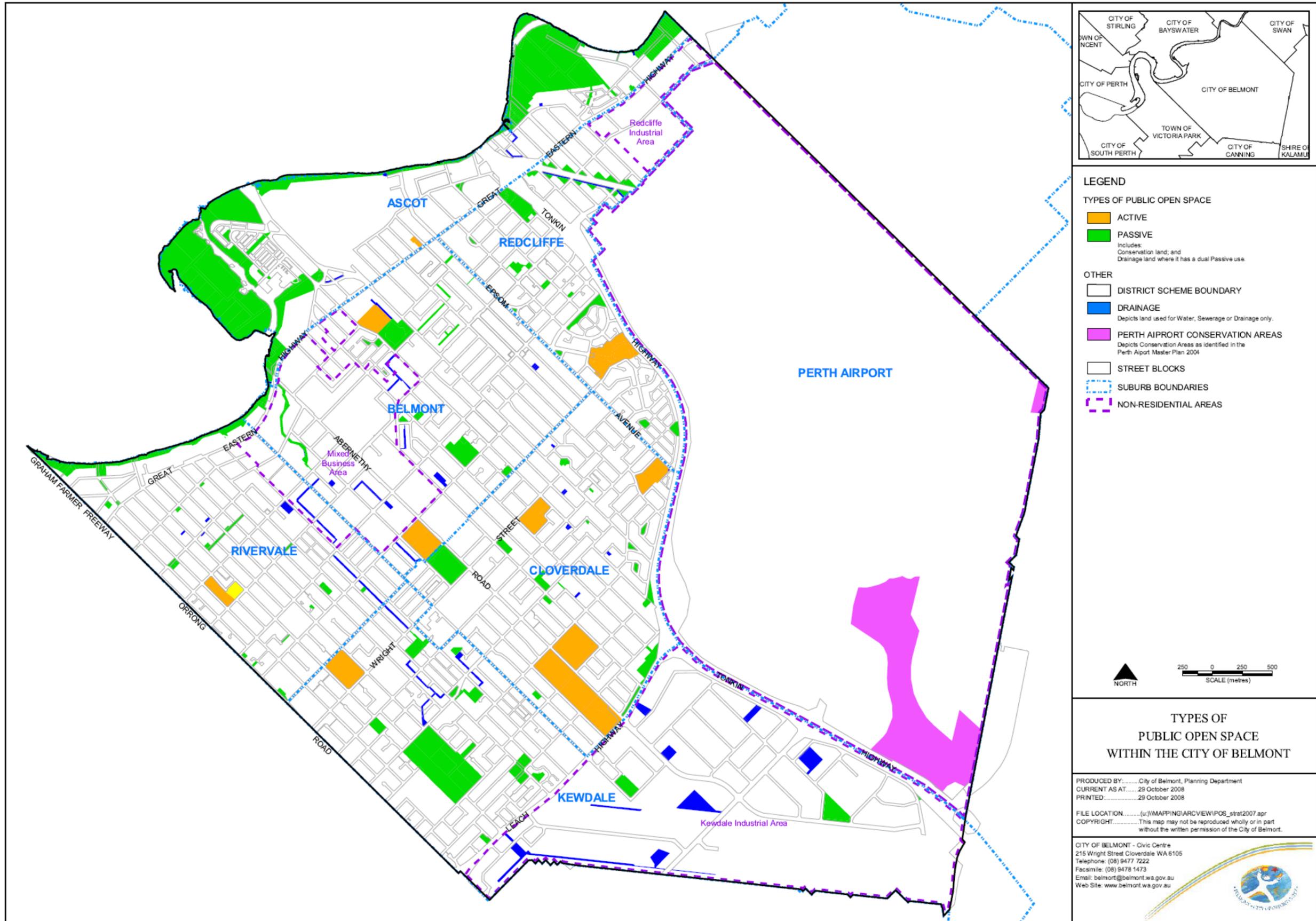
**CITY OF BELMONT
LOCAL PUBLIC OPEN SPACE
WALKABLE CATCHMENTS (PEDSHEDS)**

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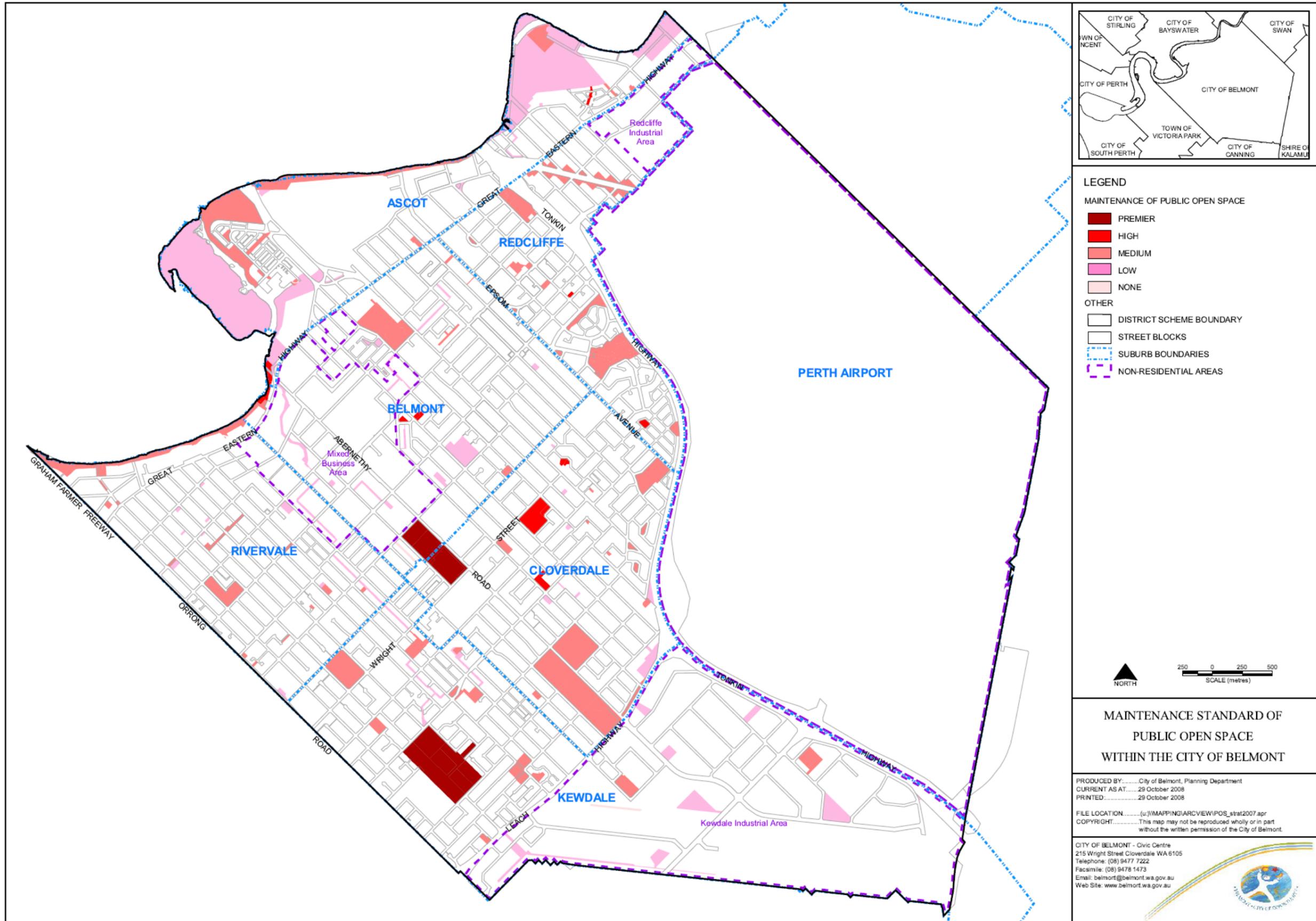
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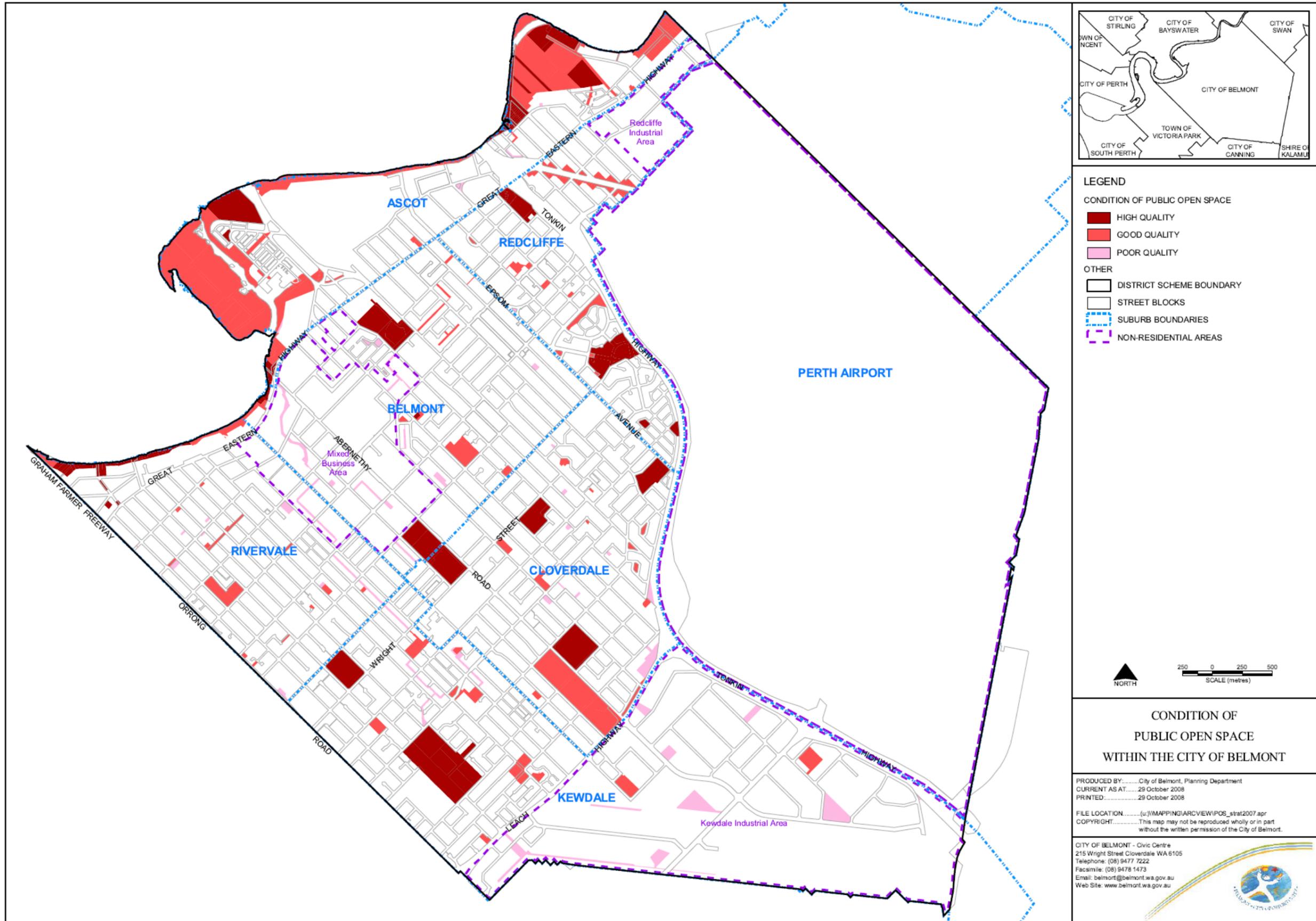
APPENDIX 6: Type of Open Space Map



APPENDIX 7: Maintenance Standard of Open Space Map



APPENDIX 8: Condition of Open Space Map



APPENDIX 9: Names of Major Parks/Reserves

