



Standards of Provision: Open Space and Community Buildings

Adopted October 2017

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Introduction

The City of Swan is situated on the north eastern edge of the Perth metropolitan area. While almost 60 per cent of the City's land is rural, the majority of the current population is concentrated in the southern and south western parts of the City, which forms the traditional edge of the urban area. The City is forecast to absorb around 80,000 people over the next 20 years, which equates to approximately 16 per cent of the growth of the entire Perth Metropolitan Area in that same time period. ¹This growth will occur at a more rapid rate than ever previously experienced in the City and as a result, a planned approach to ensure that the City's communities are provided with adequate and fit-for-purpose open space and community buildings is required. The mechanism for achieving this is the Standards of Provision: Open Space and Community Buildings (*Standards*).

The *Standards* have been prepared to guide the development of open space and community buildings within the municipality and provide the City with a tool to:

1. Equitably plan and prioritise future open space and community buildings which meet the City's growing population and diverse community needs;
2. Guide the delivery of open spaces and community buildings through the establishment of a provision framework with regard to hierarchy, function, use and design;
3. Assist the retention of significant environmental and cultural features in relation to open space and community buildings; and
4. Provide a consistent level of service for all open space and community building throughout the City. This includes embellishment and quality.

The *Standards* have been based on extensive research and analysis of:

- Existing and future community profiles across the City;
- National, state and local participation trends;
- Approaches to planning of open space and community buildings;
- Existing supply of open space and community buildings in the City;
- Relevant literature including legislation and policy;
- Trends and benchmarks in open space and community building use; and
- Consultation with state sporting associations, peak recreation and community bodies and internal City business units.

The research and analysis outcomes are detailed within the separate Background Technical Report.

Planning for the future provision of open space and community buildings through the *Standards* takes into account a number of factors, including:

- **Hierarchy;**
- **Function;**
- **Use;**
- **Length of stay (open space only); and**
- **Place measures*.**

¹ Informed Decisions (ID) 2017, City of Swan Population Highlights

* Place Measures are achieved through the City's Local Area and Community Infrastructure Plans

The cumulative result of the hierarchy, function, use and length of stay factors is a set of *Standards* for the broad types of open space and community buildings which the City provides.

These *Standards* are to be used in conjunction with qualitative information, which is derived from Place Measures, as well as a number of guidelines, strategies and specifications. It is imperative that the focus of open space and community building provision is about the end use by communities, and not simply on the application of benchmarks.

The *Standards* will provide the City with a basis of comparison to identify where potential gaps or overprovision of open space and community buildings exist within the City, as well as ensuring an equitable distribution ratio of community infrastructure is established. Whilst these *Standards* provide a tool for establishing assessments and strategies, this document will not detail any over or under supply of community infrastructure within the City.

1.1 The Value of Open Space and Community Buildings

Fit-for-purpose open space and community buildings are an important element of a community's urban fabric and quality of life. They assist in defining a community's identity and provide social, environmental and economic benefits to residents, workers and visitors.

Open space enhances sense of place, contributes to the built form, provides sporting and recreational opportunities, plays a lead role in environmental conservation, and provides the opportunity to connect with nature.² It is well documented that high amenity and accessible open space is important in providing spaces and opportunities for people's well-being, physical and mental health.³

Community buildings provide important places for communities to meet in order to enhance connections and relationships among people in order to strengthen common values and promote collective goals. These goals include community cohesion, safer neighbourhoods, and support for isolated or disadvantaged people, healthier children and families, and greater cultural recognition.⁴ Fit-for-purpose community buildings offer benefits for present and future generations.

In addition to these social and environmental benefits, there are also economic benefits derived from open space and community buildings. Access to major open spaces and community buildings can impact property prices, attract investment, support local industries based around sport and recreation and community services, and provide spaces for events, attracting tourists and visitors.

Research shows that communities highly value open space and community buildings, this coupled with evidence that fit-for-purpose, well designed spaces

² Ward Thompson, Catharine 2011, Linking landscape and health: The recurring theme.

³ Asztalos, Melinda et al 2009, Specific associations between types of physical activity and components of mental health.

⁴ Izmir G, I Katz and J Bruce 2009, Neighbourhood and Community Centres: Results for Children, Families and Communities.

that are more inviting, and more enjoyable attract more people, represents the important role which the City plays in providing open space and community buildings.⁵

1.2 Standards of Provision & Policy Context

The City holds a primary role for providing open space and community buildings within the municipality and therefore must adopt a planned approach in the provision and renewal of these assets. As a local government, the City's role in the provision of open space and community buildings extends to:

- Strategic planning;
- Statutory approvals;
- Funding, including adopting mechanisms such as development contributions;
- Regulation and Policy;
- Liaison with other tiers of government and sporting associations;
- Design, construction and project management of open space and community buildings; and
- Operational maintenance and ongoing management of open space and community buildings.

In addition to the roles above, the City can also partner with other organisations to meet community needs for open space and community buildings. This may include other local governments, the State Government or the private sector. One example includes the shared provision of open space with the Department of Education. It should be noted that the private sector may also decide to provide facilities on its own if deemed commercially viable, most commonly child care, fitness activity centres, and some sports fields.

The *Standards* are strategically aligned with the City's Integrated Planning Framework. Integrated business planning ensures that the City remains a sustainable local government which is facilitated by way of understanding the external environment, and what the community aspires to. The City's Integrated Planning Framework (Figure 1) is the approach to setting strategic direction and translating that into services that are delivered to the community, through the City's Corporate Business Plan.

⁵ Marshall, Nancy, and Linda Corkery 2011, *Generation after Generation: Why and How Do We Value Open Space?*
Sugiyama, Takemi, Jacinta Francis, Nicholas Middleton, Neville Owen, and Billie Giles-Corti 2010, *Associations between recreational walking and attractiveness, size, and proximity of neighbourhood open spaces.*

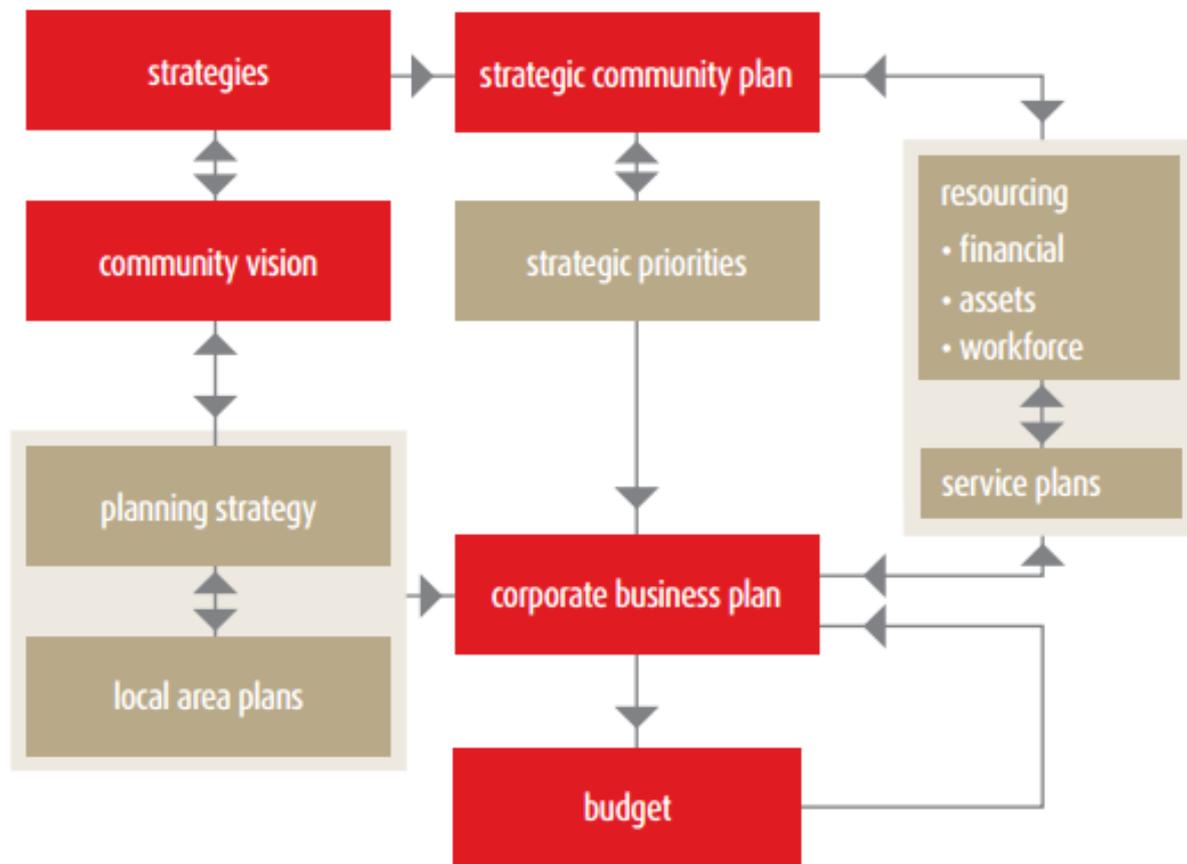


Figure 1: City of Swan Integrated Planning Framework

In addition, the *Standards* align and are based upon with the City's Strategic Community Plan, which advocates **One City – Diverse Places** and share common goals for the community. The Strategic Community Plan sets the City's vision, aspirations and objectives for the community over the next ten years. The Strategic Community Plan is the principle strategy and planning document for the City. The *Standards* align with strategies and objectives outlined within the Strategic Community Plan, those which relate specifically to the *Standards* are detailed in the Table 1:

Table 1: Strategic Community Plan 2017-2027

Built Environmental	
B1 Outcome – Community Places to live, recreate and work	
Objective	Strategies
B1.1 Facilitate and integrate housing options, local services, employment and recreational space	B1.1.3 Provide appropriate open space to recreate and connect
B1.2 Enhance Public realm	B1.2.1 Create a sense of place through public realm and improved streetscapes B1.2.2 Create Liveable Places through Local Area Planning
B2 Outcome – Infrastructure that meets community need	
Objective	Strategies
B2.1 Manage current and future assets and infrastructure	B2.1.1 Continue to improve asset management practices B2.1.2 Maintain and protect heritage
B3 Outcome – Sustainable transport solutions	
Objective	Strategies
B3.1 Advocate and provide alternative transport	B3.1.2 Provide bicycle and pedestrian infrastructure
Social	
S2 Outcome – Community health and wellbeing	
Objective	Strategies
S2.1 Build connectivity in local areas	S2.1.2 Strengthen the sense of place and culture and belonging through inclusive community interaction and participation
Natural Environmental	
N1 Outcome – Our environment is protect for future generations	
Objective	Strategies
N1.1 Mitigate the City's carbon footprint, reducing waste and greenhouse gas production	N1.1.1 Effectively manage resource consumption including water, energy and non-renewable resources
N1.2 Adapt to the effects of climate change	N1.2.2 Implement Policy changes through planning, building, land management and infrastructure
N2 Outcome – Reduce Impacts on biodiversity	
Objective	Strategies
N2.1 Enhance, preserve and protect local ecology and biodiversity of natural ecosystems	N2.1.1 Conserve open spaces N2.1.2 Conserve natural vegetation and bush land
N2.2 Reduce adverse impacts on biodiversity	N2.2.2. Implement 'best practice' in management of ground and surface water
Economic	
E3 Outcome – A great place to visit	
Objective	Strategies
E3.1 Strengthen the capacity and integration of the tourism industry	E3.1.2 Leverage our environmental, built, heritage and social assets in the promotion of tourism
Governance	
G1 Outcome – City of Swan is seen as a place to live, work and visit	
Objective	Strategies
G1.2 Promote the City of Swan as a place to live, work and visit.	G1.2.1 Develop successful and collaborative partnerships G1.2.2 Advocate for infrastructure and access to services
G1 Outcome – City of Swan is seen as a place to live, work and visit	
Objective	Strategies
G2.1 Improve capability and capacity	G2.1.4 Use resources efficiently and effectively

The *Standards* have considered the following City strategy and policy documents:

- Town Planning Scheme No.17;
- Local Planning Strategy (draft);
- Local Area Plans;
- Sustainable Environment Strategy;
- Local Biodiversity Strategy;
- Water Efficiency Action Plan;
- Disability, Access and Inclusion Plan;
- Strategy for the Ageing Population;
- Urban Housing Strategy;
- Local Planning Policy: Vehicle Parking Standards;
- Local Planning Policy: Temporary Traders;
- Local Rural Planning Strategy;
- Draft Public Health Plan; and
- Draft Urban Forest Strategy Approach.

The *Standards* also needed to be considered within the broader Western Australian and Perth policy context, including those developed by State authorities such as the Western Australian Planning Commission, Department of Planning and the Department of Sport and Recreation (DSR). The following documents have been considered, and where required, the *Standards* align with:

- State Planning Policy 1 – State Planning Policy Framework;
- State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region and Bush Forever;
- State Planning Policy 2.9 – Water Resources;
- Better Urban Water Management;
- State Planning Policy 3.6 – Development Contributions for Infrastructure (including draft revision);
- State Planning Policy 3.7 – Planning in Bushfire Prone Areas;
- State Planning Policy 4.2 – Activity Centres for Perth and Peel;
- State Planning Policy 7 – Design of the Built Environment (draft);
- Directions 2031 and Beyond;
- Outer Metropolitan Perth and Peel: Sub-Regional Strategy;
- Perth and Peel at 3.5 Million and North-East Sub-Regional Framework (draft);
- Perth and Peel Green Growth Plan for 3.5 Million (draft);
- Metropolitan Region Scheme;
- Water Allocation Planning in Western Australia;
- Gnamara Groundwater Area Allocation Plan;
- Stormwater Management Manual for Western Australia;
- Development Control Policy 2.3 – Public Open Space in Residential Areas;
- Development Control Policy 4.1 – Industrial Sub-Division;
- Development Control Policy 3.5 – Use of Land Reserved for Parks and Recreation and Regional Open Space;
- Planning Bulletin 21 – Cash in Lieu of Public Open Space;
- Liveable Neighbourhoods (including draft revision);
- Guideline of the Determination of Wetland Buffer Requirements;
- Draft Decision Process for Stormwater Management in Western Australia;
- Active Living For All: Framework for Physical Activity in WA;
- DSR Strategic Directions 6;

- DSR Sports Dimension Guidelines Edition 6;
- DSR Classification Framework for Public Open Space;
- Public Parkland Design Guide;
- Landgate Policies and Standards for Geographical Naming in Western Australia; and
- Department of Education Accommodation Schedule.

Finally, it should be noted that the *Standards* act as an overarching document which informs a number of other open space and community buildings focussed policies, strategies, design guidelines and specifications. These *Standards* should be utilised in conjunction with the City's:

- Community Building Design Guidelines;
- Building Specifications;
- Landscape Design Guidelines;
- Outdoor Exercise Design Guidelines;
- Play Space Strategy; and
- Outdoor Youth Space Design Guidelines.

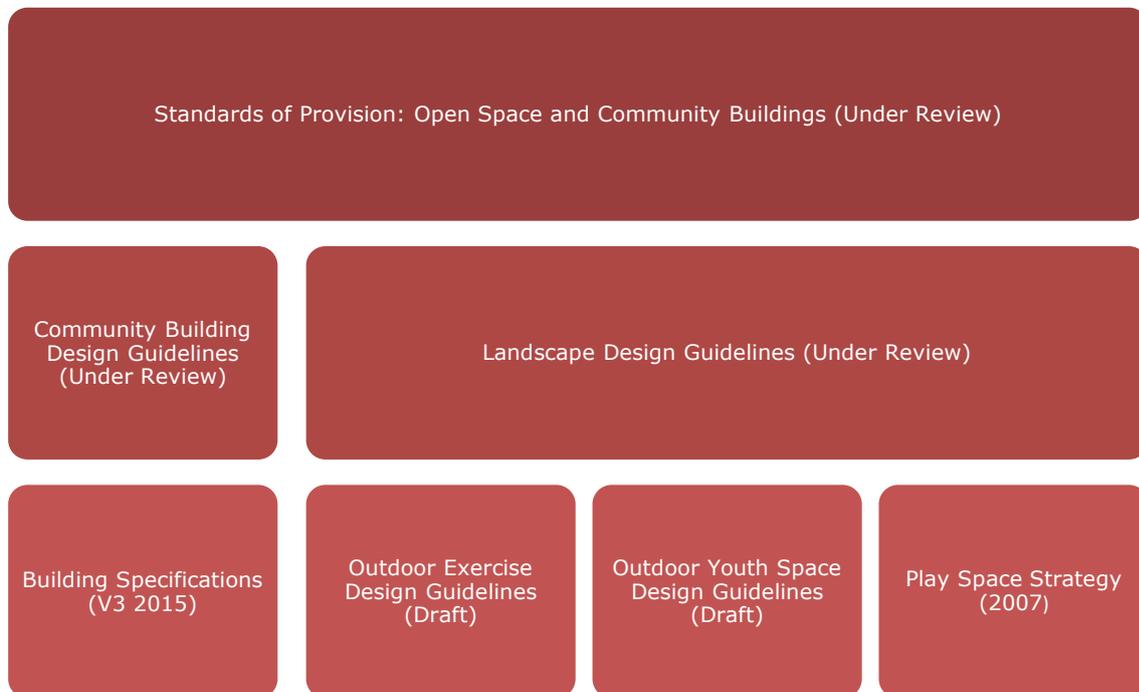


Figure 2: Current City of Swan Facilities Planning Hierarchy

The *Standards*, together with design guidelines, specifications and strategies will provide a detailed facility planning process, as shown in Figure 3.

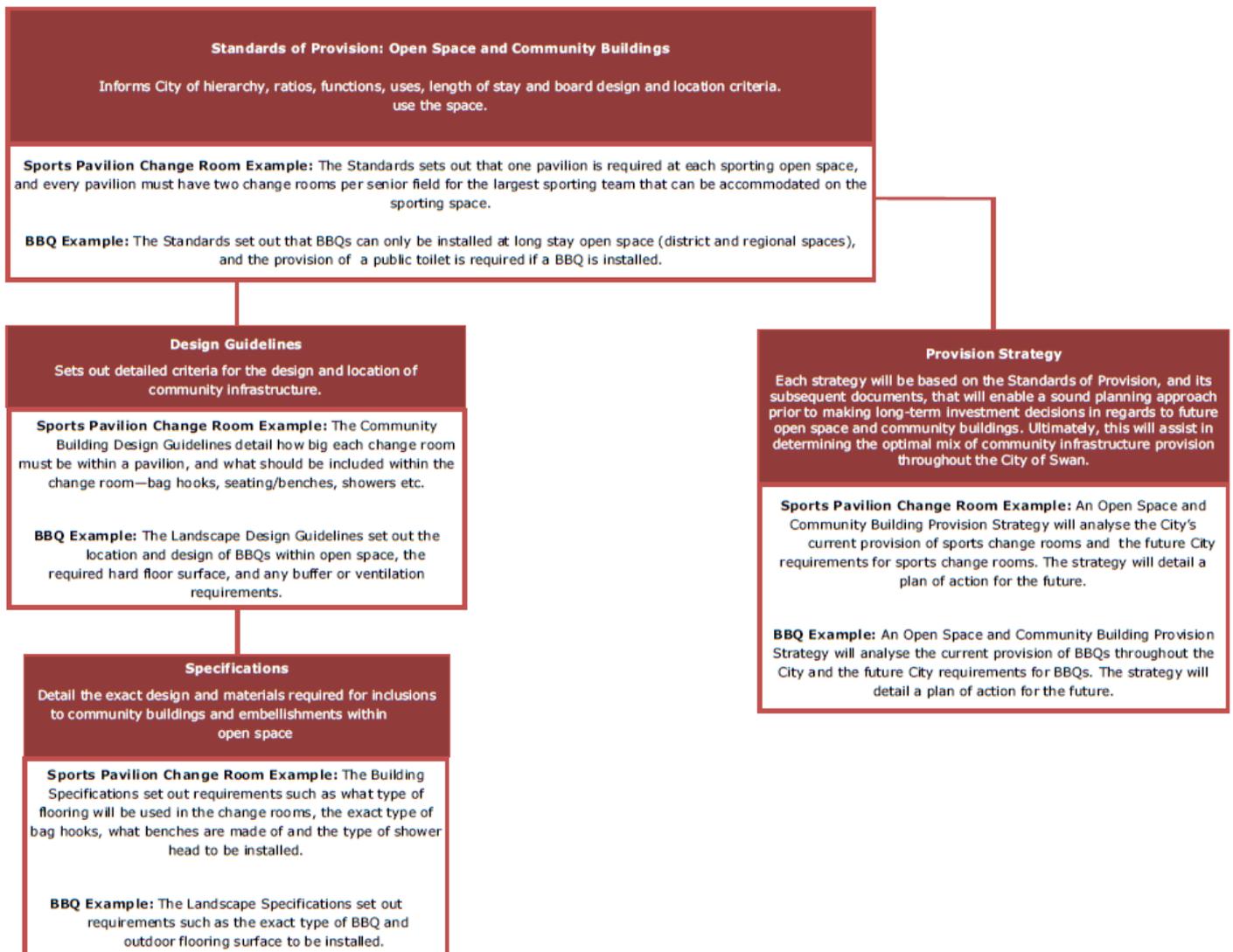


Figure 3: Facility Planning Hierarchy and Process

As further discussed in section 5, the *Standards* review has identified a number of gaps which will be addressed through the development and implementation of additional key strategies and design guidelines to further strengthen the City's facility planning process.

1.3 Scope of the Standards of Provision

The *Standards* make a distinction between the land used for open space, the buildings that are provided, and the activities, services and programs that take place on and within the land and buildings. A description of each of these elements is provided below.

Public Open Space (Open Space)

Public open space (open space) refers to land which is available for public access and is reserved or used for active sport, passive recreation, preserving the natural environment, providing connectivity or aesthetic value to a Place. Open space is defined under the Metropolitan Region Scheme 1997, and in addition it may include land that is owned freehold and has a recreation purpose. Public open space also accommodates recreation and community facilities.

Community Buildings

A community building is any built resource, owned and managed by a local government, available to the community for general or specific use including sporting pavilions, recreation/aquatic facilities, community halls, public toilets and libraries. They may provide spaces for community groups and organisations activities, services and programs.

Activities, services and programs

Activities, services and programs require land and facilities to operate in or from, for example, play groups, seniors group, children's programs or recreation services. These programs can be provided by local governments, not-for-profit organisations and/or community groups to support social and community development.

The focus of these *Standards* is solely on public assets, owned and operated by the City. The *Standards* will ensure that the provision of open space and community buildings are fit-for-purpose for the current and future needs of the City. These *Standards* will guide the level of embellishment, renewal, levels of provision, use and function of open space and community buildings.

It should be noted that the activities, services and programs that may operate from these places, are not covered within this document.

People and Places in the City of Swan

The City is made up of a diverse range of people and places. The City is unique in the Perth context, with development ranging from historic Guildford settled in 1829, to new growth areas being planned for the future. It is home to the Swan Valley, Western Australia's oldest wine region and a major tourism asset.

This section provides a snapshot of the existing open space and community buildings in the City and the characteristics of existing and likely future residents.

2.1 The City of Swan's Community

The City is home to over 138,160 people.⁶

Most of these people live in the southern suburbs of the City, and in the Places of Altone, Ballajura and Ellenbrook.⁷ These Places are more urbanised than northern areas where peri-urban townships and rural properties remain.

Family households are the most prolific of household types, however couple without dependants and single person households are also prevalent.

Approximately 38 per cent of households in the City are couple families with children, with Midland having the lowest number of people per household. By 2036, couple without dependants households are forecast to increase by 11,292, couples with dependants are forecast to increase by 9,888 and lone person households are set to increase by 8,136.⁸

Most residents live in detached dwellings.⁹

In new growth areas housing lot sizes are decreasing, and therefore backyards are also likely to be smaller, having implications for future open spaces and community building needs.¹⁰ The Urban Housing Strategy will also permit the sub-division of larger house blocks in older areas which will again decrease the size of backyards, increasing the demand for open spaces and community buildings.

Working residents are travelling outside the City for work.

In 2011, 30.8 per cent of City's working residents were employed locally. This means that just fewer than 70 per cent of the City's working residents were travelling outside the municipality for work¹¹.

The City has community which values open spaces and community buildings.

⁶ Australian Bureau of Statistics (ABS) 2017, City of Swan 2016 Estimated Resident Population

⁷ Informed Decisions (ID) 2015, City of Swan Population Forecast

⁸ Informed Decisions (ID) 2015, City of Swan Household Composition

⁹ Informed Decisions (ID) 2015, City of Swan Household Composition

¹⁰ Middle, Isaac, Garry Middle, James Smith and Marian Tye 2015, Impacts of decreasing backyard sizes in Perth Greenfield developments. Full Research Report. Centre of Sport and Recreation Research: Perth, WA

¹¹ Informed Decisions (ID) 2011, City of Swan Employment Self-Containment

This is evidenced by the number of people utilising the City's community infrastructure, as well as the number of those involved in the City's numerous sporting and community groups, and the community feedback received in the Local Area Planning process. Some of the community's values include:

- The natural and cultural heritage in the City;
- The community and social development potential that spaces and buildings allow;
- A diverse range of open spaces and community buildings for residents to undertake activities within;
- Accessible facilities from a physical, financial, use and governance perspective; and
- Quality open spaces and community buildings that are well maintained.

2.2 Places in the City of Swan

The City has a range of open spaces and community building assets which have a combined gross current replacement cost of approximately \$410 million. These assets account for approximately 76 per cent of the City's total building and open space assets (approximately \$536.8 million¹²). Open spaces and community buildings are important assets central to the City identity, as they provide significant community benefit. The City has six public libraries, three leisure/aquatic centres, sixteen community halls, fourteen community centres, and more than 135 parks spread across five Place Areas.

The City's five distinct Place Areas, include:

- Altone;
- Ballajura;
- Ellenbrook;
- Midland; and
- Rural.

For the purposes of developing Community Infrastructure Plans (CIP), which inform future open space and community building provision based upon the *Standards*, the City further separates the City's Place Areas. This ensures that Place Measures such as local knowledge, community wants and needs, location and geography is taken into account. The CIP Areas include:

- Altone;
- Ellenbrook;
- Midland;
- Ballajura;
- Bullsbrook (within Rural Place Area);
- Gidgegannup (within Rural Place Area);
- Swan Valley (within Rural Place Area); and
- Urban Growth Corridor (within Altone Place Area).

¹² Based on replacement values from the City of Swan's Parks and Landscaping and Building Asset Portfolios (provided March 2017)

Future Trends and Drivers

3.1 Future Community of the City of Swan

The City of Swan is growing fast.

The estimated population of the City of Swan in 2017 is approximately 145,004 persons¹³. The City has enough Greenfield land to produce an additional 35,510 dwellings which, if fully developed, would provide for an additional estimated 96,320 persons taking the estimated population to approximately 210,300 persons by 2031.¹⁴

The City's Urban Housing Strategy has identified opportunities for infill development within the City's established areas which will provide much needed housing options for residents who prefer to live in established areas.

The population of the City of Swan is getting older but will remain popular with young families.

The established areas of Ballajura and Beechboro are declining in population as children leave home and older people remain in their homes longer. Correspondingly, the percentage of aged persons is increasing. By contrast, Ellenbrook has a large younger population which is representative of a typical first home owner area, while Midland has a growing population that is more middle aged with low household sizes as is expected in a City centre location.¹⁵

Household sizes are falling.

There is variance of household composition predicted throughout the City. Whilst Bullsbrook, Ellenbrook, Midland, Swan View, Gidgegannup, Upper Swan and the Urban Growth Corridor will experience growth in all categories of households, Ballajura will experience a decrease of couple families with dependent households, and gain lone person households. Altone will experience a decrease of couple families with dependent households and experience a growth of lone person households by 2036. The Swan Valley will experience a decrease of couple families with dependent households and will experience an increase of couples without dependant households and lone person households.¹⁶

3.2 Future Trends in Open Space and Community Buildings

Future provision of open space and community buildings is influenced by broad community needs and demands; therefore, the social, cultural and built environment factors which influence community values and demand must be taken into account. Social factors are things that affect lifestyle such as religion, wealth or family. Cultural factors are established beliefs, values, traditions, laws and languages and lastly, built environment factors relate to land use systems, transportation systems and urban design. Future demand for open space and community buildings will most likely be influenced by the following social, cultural and built environmental factors:

¹³ Informed Decisions (ID)2015, City of Swan Population Forecast

¹⁴ City of Swan 2015, Urban Housing Strategy

¹⁵ Informed Decisions (ID) 2015, City of Swan Forecast Population and Age Structure

¹⁶ Informed Decisions (ID) 2015, City of Swan Forecast Population, Households and Dwellings

- Increasing time pressures;
- Lack of transport/accessibility to open space and community buildings;
- Work travel; traffic;
- Fly In-Fly Out and two full time employed parents;
- Further technological advances increasing sedentary recreation;
- Diminishing finances during the economic slow-down;
- Ageing population and increased life expectancy;
- Greater community diversity;
- Increased community expectations;
- Lots sizes, zoning, housing design;
- Place making and activation;
- Increased risk of safety perceptions;
- Affordability of cars means more parking demand;
- Greater use of 'screens' and associated activities (apps similar to Geocaching, Pokémon Go, Pocket Trainer, Run Keeper etc.);
- Biodiversity and conservation impacts;
- Funding – Federal, State and Local Governments; and
- Smaller lot sizes and backyards.

Trend 1 - New Urbanism

Contemporary open space and community planning is informed by principles of New Urbanism, particularly around compactness, walkability, liveability, mixed uses and high design, and development standards. Place Making aims to build on these principles by creating public spaces that maximise social interaction, often by use of initiatives such as public art installations and providing spaces for meeting and resting.

New Urbanism also encourages the co-location of daily needs requirements. Areas with a greater mix of shared and complementary land uses allow for multiple activities to be undertaken, and different daily needs to be met in the one location. Locating open space and community buildings in proximity to local activity centres results in reduced travel times which have the potential to impact on opportunities for people to increase physical activity. Passive surveillance and security can also improve when areas are well used at various times of the day and week.

Trend 2 - Adapting to Climate Changes

Public awareness of environmental and conservation issues has increased, with greater value placed on open space and environmental asset protection. The greatest challenge now facing government policy makers is mitigating and responding to climate change. Current and future climate change impacts may include:

- Reduced rainfall, ensuing droughts and more water restrictions;
- Greater level of evaporation from open spaces and a deterioration of surface quality;
- Reduced recharge to groundwater and reduced groundwater availability for self-supply into the future;
- More extreme weather events, resulting in flash flooding and soil erosion;
- Higher temperatures causing major heat events leading to heat related illness;

- Damage to buildings and infrastructure due to heat stress and reduced moisture in the soil; and
- Disruption to electricity supplies from network overloads

Practical responses to the effects of climate change for open spaces and community buildings include greater use of Water Sensitive Urban Design (WSUD) and Environmentally Sustainable Design (ES), in addition measures to improve air quality and reducing heat island temperatures can be implemented through open spaces via the increasing of green space and tree canopies. It should be noted that whilst ESD should be advocated for within community buildings, the balance between the cost of ESD and its effectiveness should be taken into account.

Trend 3 - Alternative Funding Approaches

Development contributions often provide funding for open space and community building delivery. Contributions for open space are generally made at a rate of 10 per cent of gross sub-divisible land, the equivalent cash-in-lieu, or a combination of both. This often does not extend to covering capital costs associated with community infrastructure provision. Credits are available for developers for mandated infrastructure works. Funding approaches have progressed through the implementation of State Planning Policy 3.6 which aims to ensure Local Government has the financial capacity to provide for infrastructure and buildings to meet future needs.

Another future direction for provision is the utilisation of Public Private Partnerships (PPPs), which allow governments and the private sector to work together and share resources on key projects. The Commonwealth and State governments utilise a PPP approach in order to achieve better value for money by capturing the expertise and efficiencies of the private sector in designing, financing, building, and maintaining infrastructure projects and providing services on a whole-of-life basis. PPPs have the ability to:

- Address intense pressures through the delivery of a large package of new infrastructure through a consolidated tender process;
- Support improved Whole-Of-Life management of assets by integrating design, construction and building management and ensuring high standards of asset quality over a number of years (typically 25 years);
- Potential to leverage economies of scale and value for money through the integrated delivery of a large package of assets; and
- Potential to generate competition amongst experienced consortia and benefit from innovative design, service and partnership outcomes.

Trend 4 - Innovative Community Building Design

There are a number of building design considerations and trends that align with the future directions of open space and community buildings, including:

- Operational sustainability: There is a trend of co-locating health, fitness and wellbeing buildings with other leisure based activities, in order to improve financial and service sustainability;

- Risk mitigation: The design of buildings has improved in relation to community safety through the utilisation of Crime Prevention Through Environmental Design (CPTED);
- Flexible building designs are required to provide a greater level of opportunities for a more diverse demographic population and to ensure that each facility can cater for multiple uses;
- Storage requirements in multi-use buildings;
- Adequate car parking and effective and efficient pedestrian/cycle networks to buildings;
- The need to establish profitable secondary spends, where possible, is generally considered to assist in financial viability;
- The increasing use of buildings by family groups requires appropriate support buildings such as family change rooms, social spaces and baby change facilities. This is critical, particularly when considering the development of multi-functional buildings for wider community use;
- Buildings must be functional for the surrounding community requirements and not a typical 'cookie cutter design'; and
- The utilisation of environmental sustainable design (ESD) - passive ESD, sub-metering, ground floor plant rooms, sustainable material selection, water sensitive design.

Trend 5 – Sustainable Open Space

Typically, the provision of open space has been one dimensional with open space having only one function, but since the 1990s there appears to be a community demand for more multi use open space. This movement to make parks more inclusive for the whole community has been well documented and a number of researchers have suggested that the adaption of these spaces is likely to increase the number of people using these spaces to engage in physical activity. These multi-use open spaces have been classified as sustainable open space, which provide a range of recreation opportunities including participating in organised sport.

Research has shown that high quality and accessible open space is important in providing spaces and opportunities for people's physical and mental health and well-being. Spaces that are inviting and enjoyable can attract more people and more frequent use, thus having a greater impact on individual physical activity. Well-being can also be improved through the physical and mental health and fitness benefits provided by sport and recreation activities that are facilitated by appropriately designed open space.

Trend 6 – Co-location

Historically, community buildings and open space have been planned, designed and built for separate sections of the community which has resulted in duplication, underutilisation or a lack of community access to these buildings. A shift towards providing open space and community buildings on the same site has been experienced as well as the co-location of open space, community buildings and schools. Benefits of co-location include:

- Less duplication;
- Maximum use of community buildings and associated services;
- Reduced operating costs;

- Increased usage and revenue;
- Shared capital costs;
- Creation of a community hub; and
- Improved relationships between community groups and organisations.

Trend 7 - Consideration of the Commercial Market

The commercial market for physical activity, recreation and 'community' spaces has increased the availability of some infrastructure traditionally provided by local governments. When developing open space and community buildings, consideration should be given to the current commercial market and local governments should be typically avoiding providing like to like services, and instead, provide accessible opportunities for communities that are not typically provided by the commercial market.

Local governments are required to adhere to the principles of competitive neutrality through transparent cost identification and pricing in a way that removes advantages arising from public ownership. This ensures that significant business activities of publicly owned entities compete fairly in the market. Typical commercial market services include:

- Indoor children's play;
- Gyms – particularly 24/7 access gyms;
- Indoor cricket;
- Commercial kitchen hire;
- Mini golf;
- Adventure water playgrounds;
- High rope type playgrounds; and
- Commercial pop-up spaces for food and retail.

It should be noted that some local governments choose to provide these services, often this is where a gap in the market is recognised.

Trend 8 - Shifting trends in sport and recreation activities

In Western Australia, health, fitness and enjoyment are the main reasons for participation in sport and recreation. The primary reasons for non-participation are insufficient time due to work or study and lack of interest in sport or physical activity.

In Western Australia, the following trends have been identified:

- Participation rates are highest amongst the under 35s;
- Perth is a sporty city, with higher participation rates than other Australian capitals;
- Informal (non-organised) physical activities are most common; and
- Walking is the most popular physical activity in Western Australia.¹⁷

In the City, the following trends have emerged:

- Memberships in sports clubs are increasing;

¹⁷ Australian Bureau of Statistics (ABS) 2012, Australian Social Trends: Sport and physical recreation

- Junior memberships are increasing, while seniors are stable;
- Some clubs have discontinued in the last five years;
- The fastest growing sports include AFL and soccer;¹⁸ and
- Attendance at leisure centres is stable.¹⁹

Trend 9 – Over Embellishment of Open Spaces

An emerging trend being experienced within the City is the over embellishment of open space by Developers. Developers are driving land sales and competition through the provision of play spaces, outdoor exercise equipment, BBQs and public toilets in open spaces. This results in a greater catchment of people travelling to open spaces to utilise these embellishments and staying for longer periods than what the open space should be catering for.

In addition, there appears to be little to no consideration of the broader open space network outside of a developer's land parcel resulting in like-for-like embellishments being installed at a distance which the *Standards* would not permit – there is also a City issue whereby each land parcel sub-division is assessed separately and therefore does not consider the broader open space network.

This trend is particularly evident throughout the City's Urban Growth Corridor where a number of developers own land parcels. Within the Urban Growth Corridor the provision of embellishments, that under the *Standards* would be permitted at district or regional open space, are being installed at local and neighbourhood open spaces. This results in implications for the City when these spaces are taken over and the City can no longer afford the management, maintenance and renewal of the open space and associated embellishments.

¹⁸ City of Swan 2016, Leisure Services - Seasonal User Data

¹⁹ City of Swan 2016, Leisure Services – Leisure Centre Data

Additional open space and community building trends identified through internal City consultation

- Community buildings are increasingly used as social facilitators;
- Requests for larger club, exclusive use, club rooms;
- Demand for commercial type kitchens in community spaces;
- Libraries spaces are changing into social technology hubs;
- Arts and cultural venues are often located in central locations;
- Increase demand for dog parks and infrastructure such as dog drinking bowls;
- Perceived demand for the provision of bicycle repair stations;
- Overprovision of standard playgrounds;
- Increased need for wider and cycle friendly path networks;
- High amount of requests for public toilets;
- Increased demand for outdoor fitness equipment;
- The requirement for additional car parking at log stay use open space;
- The use of open space and open space car parks by mobile traders;
- Requests for the provision of public toilets and BBQs at open space;
- Emergence of Build Your Own Parks and further interest in parklets;
- Increased demand for Nature and Pop-Up Play Spaces;
- Increased requests for goal posts to be installed during both summer and winter;
- Increased requests for memorial parks;
- Nature play requests;
- Requests for shade protection;
- Recognition that there is a need to cater for specific groups such as youth and the ageing population;
- Overly planted verges creating maintenance issues and costs for the City;
- The detrimental impact of poorly designed WSUD and stormwater management on open space;
- Requests for camping grounds within the City's nature open spaces; and
- Increased demand for community gardens.

Providing Open Space and Community Buildings

4.1 Technical Review Findings and Recommendations

The following Tables outline both the findings and recommendations based on the *Standards* review and background analysis undertaken.

The recommendations are based on an integrated strategic solution to the future provision of open space and community buildings within the City. All recommendations are interrelated and should be considered as a complete solution and not as a number of independent recommendations. In developing these recommendations, consideration has been given to the City's demographic profile, participation trends, wider state and national policy context, industry guidelines and City provision of open space and community buildings.

There are three distinct types of recommendations which include:

Recommendation 1: Included in *Standards* (Table 13 and 15);

Recommendation 2: Update of existing City documents; and

Recommendation 3: New facility planning document.

It should be noted that all recommendations classed as Recommendation 1, have been incorporated into this document. Recommendations classed as Recommendation 2 and 3 are detailed in sections 5.1 and 5.2.

Table 2: Demographic Profile Findings and Recommendations

Demographic Profile	Findings	Impact	Recommendation
Population Growth (City of Swan)	<ul style="list-style-type: none"> City population expected to grow by 85, 927 people by 2036; Growth expected in Greenfield estates through Urban Growth Corridor, Ellenbrook and later Bullsbrook; and Infill expected to increase population within established urban areas – dwellings to increase by 15,291 through infill by 2031. 	<ul style="list-style-type: none"> Current open space and community building provision will not cater for forecasted population; Infill increase will require provision of additional open space and community buildings in established areas; and Pace of population growth must be matched by open space and community building provision. 	<ul style="list-style-type: none"> R1: The Standards of Provision define population catchments for open space and community buildings; R1: Triggers for provision are defined in the Standards of Provision & are carefully monitored to ensure timely provision in line with population growth; and R3: A strategy for the provision of open space and community buildings needs to be developed to ascertain if there is any over or under supply of open space and community buildings throughout the City. This strategy will inform any future development contribution plans.
Age Structure (City of Swan)	<ul style="list-style-type: none"> All age groups are predicted to increase by 2036 in line with population growth, proportionally the number of people in age groups between 0-54 years will decrease and those over 55 will increase over time – in line with ageing population; Ballajura and Beechboro are declining in population – population ageing in these areas; Ellenbrook has a large younger population – first homebuyer area; and Midland has a more middle aged with low household sizes – City centre location. 	<ul style="list-style-type: none"> Changing demographics will require different types of open space and community buildings; The initial strong family orientation, and smaller lot sizes in some urban areas of the community can be expected to drive demand for access to parks, reserves and facilities for young people and family activities; With a gradually ageing population the demand for unstructured (informal) leisure facilities, activities and open space; and The City will have a number of unique communities with different demographics. 	<ul style="list-style-type: none"> R1: The Standards of Provision Planning Principles address the provision of flexible and adaptable open space and community facilities; and R1: The Standards of Provision must incorporate Place measures in the planning and provision of community buildings and open space to ensure the City’s unique communities are catered for.
Place of Birth (City of Swan)	<ul style="list-style-type: none"> The largest population of migrant communities reside within Ballajura, Altona, Ellenbrook and Midland; Social networks are highly important for CaLD communities; New migrants to the City have indicated they use Libraries, community centres, leisure centres and open space; Transport is important for new migrant communities accessing City community infrastructure; and The most popular sports for CaLD communities include soccer, basketball, badminton and cricket. 	<ul style="list-style-type: none"> Affordable access to City community infrastructure is required; and Communities require cycle, pedestrian and public transport networks linking community infrastructure. 	<ul style="list-style-type: none"> R1: The Standards of Provision require cycle, pedestrian & public transport networks to be linked community buildings and open spaces; R1: Large adaptable community buildings and long stay open space should be well situated throughout the City (as set by Standards of Provision catchment requirements) in order to cater for large community gatherings.
Household Composition (City of Swan)	<ul style="list-style-type: none"> Bullsbrook, Ellenbrook, Midland, Swan View, Gidgegannup, Upper Swan and the Urban Growth Corridor will experience growth in all categories of households; Ballajura will experience a decrease of 664 couple families with dependent households, and gain 677 lone person households; Altona will experience a decrease of 159 couple families with dependent households and experience a growth of 597 lone person households; and The Swan Valley will experience a decrease of 100 couple families with dependent households and will experience an increase of 122 couples without dependant households and 156 lone person households. 	<ul style="list-style-type: none"> Different communities within the City will require different community infrastructure provision; Increasing proportion of households without children will increase demand for adult recreation opportunities; and Rationalisation of current purpose built specific sites i.e. significantly young and family focused facilities, may provide increased options for shared spaces, catering for an age diversified community. 	<ul style="list-style-type: none"> R1: The Standards of Provision require that all community buildings be adaptable and multi-use, as far as practicable; and R3: A strategy for the provision of open space and community buildings needs to be developed to ascertain if there is any over or under supply of open space and community buildings throughout the City - this includes the rationalisation of single-use and unsuitable community buildings.
Employment Self-Containment (City of Swan)	<ul style="list-style-type: none"> 69.2 per cent of the City’s working residents are employed outside the City; and 65.2 per cent of people working with the City travel from other municipalities. 	<ul style="list-style-type: none"> Working residents will typically access community buildings and open space early in the morning and in the evening; Youth will be travelling to open space and community buildings unsupervised during afternoons/evenings; Travelling employees will access open space close by the major activity centres. 	<ul style="list-style-type: none"> R1: The Standards of Provision Planning Principles and design and location criteria address the need to provide safe and accessible open space and community buildings, including lighting, passive surveillance, clear sight lines, clear and safe access routes; and R1: The Standards of Provision catchment requirements ensures the provision of open space within activity centres/industrial areas that travelling employees can access.
Income Distribution (City of Swan)	<ul style="list-style-type: none"> There are various levels of socio-economic status throughout the City; The City when compared to Greater Perth has a smaller proportion of high income households (those earning \$2,500 per week or more); The City has a lower proportion of low income households (those earning less than \$600 per week); and 8.1% of households were in the \$300-\$399 bracket, and 10.3% in the \$600-\$699 grouping. 	<ul style="list-style-type: none"> Low socio-economic communities may not wish to pay commercial levies such as gymnasiums memberships, however those who have a high amount of disposable income may demand these services; Lower income communities will require affordable opportunities to engage in sporting, recreation and community activities through attractive and accessible open space, outdoor exercise equipment, places for socialisation; and Accessibility is paramount being able to access open space and community facilities. 	<ul style="list-style-type: none"> R1: The Standards of Provision requires Place Measures to be included in the planning and provision of community buildings and open space; and R3: A strategy for the provision of open space and community buildings needs to be developed to ascertain if there is any over or under supply of open space and community buildings throughout the City to ensure provision meets each community’s needs.

Table 3: Participation Trends Findings and Recommendations

Participation Trends	Findings	Impact	Recommendations
Physical Activity Participation (Australia)	<ul style="list-style-type: none"> Adult physical activity levels decline with age; In 2014–15, around half of Australians aged 18 to 64 years participated in sufficient physical activity, nearly one in three were insufficiently active and 15 per cent were inactive; Females of all ages, generally have lower physical activity rates than males; Walking for transport has increased among Australian adults; Rates of sedentary levels of physical activity decline as the level of disadvantage decreases; In younger age groups, the overwhelming majority of physical activity was moderate to vigorous. By age 15–17 years, as overall physical activity has declined, active transport such as walking and bike riding increased; and Physical activity decreased and screen-based activity increased as age of children/youth increased. 	<ul style="list-style-type: none"> The City needs to provide attractive and quality open spaces and pedestrian networks to encourage physical activity; Quality and attractive youth spaces are required to encourage physical activity participation in these age groups; and Safe open spaces and community buildings are required to encourage female participation in sport and recreation. 	<ul style="list-style-type: none"> R1: The Standards of Provision location and design criteria addresses pedestrian network connections to open space and community buildings; R3: The development of Outdoor Youth Space Design Guidelines and subsequent Strategy in order to establish youth spaces throughout the City; and R1: The Standards of Provision Planning Principles and design and location criteria address the need to provide safe and accessible open space and community buildings, including lighting, passive surveillance, clear sight lines, clear and safe access routes.
Physical Activities (Australia)	<ul style="list-style-type: none"> Walking is the most popular physical activity for both males and females; More women participate in fitness activities, more men participate in cycling and running; and Swimming is a popular activity for both men and women. 	<ul style="list-style-type: none"> The City needs to provide attractive and quality open spaces and pedestrian networks to encourage physical activity – especially for popular activities - walking, cycling & running; and The City must consider the provision of aquatic facilities. 	<ul style="list-style-type: none"> R1: The Standards of Provision location and design criteria addresses pedestrian network connections to open space and community buildings; R1: The Standards of Provision Planning Principles and design and location criteria address the need to provide safe and accessible open space and community buildings, including lighting, passive surveillance, clear sight lines, clear and safe access routes; and R1: The Standards of Provision reflect the findings and recommendations of the City’s Aquatic Facility Strategy.
Organised and Non-Organised Sport (Australia)	<ul style="list-style-type: none"> Participation in non-organised sport and physical recreation participation was significantly higher than organised participation; Over half of the Australian population participated in non-organised sport and physical recreation, and just over one quarter participated in organised activities; Participation in organised and non-organised activities was higher for people living in the most advantaged areas compared with those living in the most disadvantaged areas; The most popular non-organised activity was walking for exercise for adults; Fitness/Gym was the most popular organised activity for adults; Persons aged 15-17 years had the highest participation rate for organised sport and physical recreation; Approximately two thirds of all children aged between 9-11 years participated in organised sport, higher than the participation rates of those aged 5-8 years and 12-14 years; The most popular sport for male children was outdoor soccer, for female children the most popular organised sport included swimming and diving, followed by netball; and It has been reported that organised sport participation is declining significantly. 	<ul style="list-style-type: none"> Non-organised physical activity is more popular than organised sport – the City’s open space should cater for both; The City needs to provide attractive and quality open spaces and pedestrian networks to encourage physical activity – especially for popular activities - walking, cycling & running, fitness & gym; Despite having a lower participation rate, organised sport plays an important role within communities above and beyond physical activity; and The provision of outdoor exercise equipment should be addressed in order to cater for the popularity of fitness/gym activities – this will provide a low-cost opportunity for communities. 	<ul style="list-style-type: none"> R1: The Standards of Provision address the need to provide both non-organised physical activity and organised physical activity infrastructure and relevant embellishments; and R3: The development of an Outdoor Exercise Area Provision Strategy to guide the delivery of outdoor spaces across the City in line with industry design guidelines. This strategy will detail a network provision plan, to ensure that will ensure a strong network of these spaces.
Organised and Non-Organised Sport (Western Australia)	<ul style="list-style-type: none"> Participation rates are highest amongst people aged under 35; Un-organised physical activity participation was most popular; and Walking has the highest participation rates, followed by aerobics/fitness, swimming, cycling & running. 	<ul style="list-style-type: none"> The City needs to provide attractive and quality open spaces and pedestrian networks to encourage physical activity – walking, fitness, cycling, running; Despite having a lower participation rate, organised sport plays an important role within communities above and beyond physical activity; and The provision of outdoor exercise equipment should be addressed in order to cater for the popularity of fitness/gym activities – this will provide a low-cost opportunity for communities. 	<ul style="list-style-type: none"> R1: The Standards of Provision address the need to provide both non-organised physical activity and organised physical activity infrastructure and relevant embellishments; and R3: The development of an Outdoor Exercise Area Provision Strategy to guide the delivery of outdoor spaces across the City in line with industry design guidelines. This strategy will detail a network provision plan, to ensure that will ensure a strong network of these spaces.
Organised Sport (City of Swan)	<ul style="list-style-type: none"> The highest percentage participation rate for both the City and state was AFL followed by netball (outdoor); Netball within the City is common for juniors to be organised at a school level; There is an increase in organised sport membership within the City in both summer and winter seasons (this may be attributed to an increasing number of sporting open space); The fastest growing sports since 2013 include touch rugby, athletics, cricket, hockey and rugby union; Traditional sports such as AFL, soccer and netball are increasing in participation at a steady rate; Junior sport is growing, whilst senior membership remains stable; and The City has a high number of equestrian clubs who utilise the State Equestrian Centre. 	<ul style="list-style-type: none"> The City is catering for a diversifying amount of organised sports and must provide adaptable sport open space to cater for any future changes. 	<ul style="list-style-type: none"> R1: The Standards of Provision will address the size, dimensions and embellishments required for sporting open space; and R3: The development of Sporting Open Space Design Guidelines (incorporated into Landscape Guidelines) to further support the Standards of Provision in the provision of fit-for-purpose, adaptable sport open space.
Open Space Bookings (City of Swan)	<ul style="list-style-type: none"> One-off bookings for open space with a high level of embellishments is common – especially for weddings, birthday parties & family events; and Commercial operators (fitness and dog training) are utilising City open space to run business. 	<ul style="list-style-type: none"> City must consider the provision of long stay open spaces for these uses – public toilets is especially important; and City must consider the impact of commercial operators on open space – it has been reported there is minimal impact. 	<ul style="list-style-type: none"> R1: The Standards of Provision set hierarchy, uses and level of embellishment for long stay open spaces (as well as other open spaces); and R3: The development of a Public Toilet Design Guidelines (incorporated into Community Building Design Guidelines) and Provision Strategy.

Participation Trends	Findings	Impact	Recommendations
Leisure Centre Participation (City of Swan)	<ul style="list-style-type: none"> 63 per cent of centre users reside in the City; 37 per cent of visits come from outside City; It is assumed that the relatively high level of non-Swan usage of City facilities is due to the location of the three Centres which are all close to the border of neighbouring LGA's; Total facility attendances for 2013/14 was 796,547, total aquatic attendances was 482,740; and Swan Park Leisure Centre had the most aquatic attendances with 247,870 annual visits while both Altone Park Leisure Centre and Ballajura Aquatic Centre had less than 125,000 aquatic visits in 2013/14. 	<ul style="list-style-type: none"> As detailed within the Aquatics Facilities Strategy. 	<ul style="list-style-type: none"> R1: The Standards of Provision will support the Aquatics Facilities Strategy recommendations which include: <ul style="list-style-type: none"> That an integrated aquatic and leisure (dry) facility be developed at the Ellenbrook site; That an aquatic facility be developed at the proposed Regional Open Space in Whiteman Park; That rationalisation of the existing Altone and Ballajura Aquatic facilities Undertake a detailed feasibility study for the redevelopment of the aquatic space at the Swan Park Leisure Centre.
Participation in Cultural Activities (Australia)	<ul style="list-style-type: none"> More than a quarter of the 18.5 million persons aged 15 years and over living in Australia participated in at least one selected cultural activity during 2014; People aged 15-24 years reported the highest participation rate in cultural activities; Participation rates tended to decrease with age; Women were more likely than men to participate in textile crafts, jewellery making, paper crafts or wood crafts; and Men were more likely than women to participate in designing websites, computer games or interactive software. 	<ul style="list-style-type: none"> The City will need to provide community buildings which allow for participation in arts and culture activities such as participation in textiles and craft, and technology activities; The high rate of cultural activity participation, particularly for those aged between 15 and 17 years – this should be encouraged by the City; and The increasing rate of unemployed people attending libraries must be considered. 	<ul style="list-style-type: none"> R1: The Standards of Provision will outline the variety of uses that can be undertaken in community buildings – including cultural activities – especially cultural activities with the highest participation rates; R2: The City's Youth Spaces encourage cultural participation and will be addressed in the City's Outdoor Youth Space Design Guidelines; and R1: Through design considerations, the Standards of Provision and Community Building Design Guidelines take into account the increasingly diverse uses within libraries. It's recognised the Libraries are unique buildings which are beyond the scope of Standards of Provision in terms of design.
Children's Participation in Cultural/Leisure Activities (Australia)	<ul style="list-style-type: none"> There was an increase in the participation rate of children (aged 5-14 years) in organised cultural activities from 30% in 2003 to 34% in 2009; The most popular leisure activity for children is watching television, DVDs or videos; There has been a rise in the proportion of children undertaking computer activities outside of school hours; Children spend more time watching television, DVDs or videos than any other selected recreational activities; and A higher proportion of males were involved in skateboarding, rollerblading or riding a scooter (60 per cent) and bike riding (70 per cent) than females (47 per cent and 57 per cent; respectively), while more females were involved in recreational art and craft (54 per cent) and reading for pleasure (77 per cent). 	<ul style="list-style-type: none"> The City needs to provide attractive open space and embellishments within these spaces to encourage children's physical activity; High participation rates in rollerblading/riding a scooter and bike riding should be considered; and Community buildings will need to accommodate recreational art and craft activities for children to encourage cultural participation. 	<ul style="list-style-type: none"> R1: The Standards of Provision includes specific design and location criteria, and relevant embellishments required to facilitate children riding bikes/scooters and roller blading; and R1: The Standards of Provision ensure that all community buildings are adaptable and fit-for-purpose in order to accommodate various types of common cultural activities – such as recreational arts and crafts.
Over 15 Years Participation in Cultural/Leisure Activities (Western Australia)	<ul style="list-style-type: none"> More than a quarter of the population aged 15 years and over living in Western Australia participated in at least one cultural activity in 2012; and Textile crafts, jewellery making, paper crafts or wood crafts was the most popular activity followed by sculpting, painting, drawing or cartooning, singing and playing a musical instrument. 	<ul style="list-style-type: none"> The City will need to provide community buildings which allow for participation in arts and culture activities such as participation in textiles and craft, and technology activities. 	<ul style="list-style-type: none"> R1: The Standards of Provision outline the variety of uses that can be undertaken in community buildings – including cultural activities – especially those activities with the highest participation rates; and R2: The Community Building Design Guidelines will outline technology requirements of popular activities, and consider the ability of each community buildings to accommodate these activities.
Children's Participation in Cultural/Leisure Activities (Western Australia)	<ul style="list-style-type: none"> Playing a musical instrument was the most popular organised activity followed by dancing, organised art and craft, and singing and drama; The most popular activities for girls were dancing and playing a musical instrument; and For boys, the most popular activity was playing a musical instrument attracting. 	<ul style="list-style-type: none"> The City will need to provide community buildings which allow for participation in arts and culture activities; and The City will need to consider the impact of acoustics within community buildings when used for dancing/playing a musical instrument. 	<ul style="list-style-type: none"> R1: The Standards of Provision outline the uses of community buildings – including cultural activities – especially those activities with highest participation rates; and R2: The Community Building Design Guidelines consider the acoustics of community buildings.
Library Participation Trends (City of Swan)	<ul style="list-style-type: none"> The City facilities a diverse range of programs within Libraries with a high level of attendance; Libraries are responsible for receiving payments for City rates, infringements and animal registrations – the amount of payments received through Libraries is increasing; and Community Groups and Government Services are increasingly using Libraries to engage with their audiences. 	<ul style="list-style-type: none"> There are various uses and services provided within Libraries above and beyond what was traditionally provided; The required infrastructure to facilitate these uses and services is vastly different from traditional library infrastructure; and The amount of programmes and the breadth of topics is increasing – there is a potential demand for food preparation infrastructure within Libraries. 	<ul style="list-style-type: none"> R1: The Standards of Provision outline the hierarchy, uses, and potential fit-out within Libraries, but it is recognised the Libraries are unique buildings which are beyond the scope of Standards of Provision in terms of design; and R3: The development of a Library Needs Analysis and Provision Strategy to understand the role Libraries play within the City and how to best cater for the community in terms of Library location and services within each Library (to be completed by Customer and Library Services Business Unit).
Arts and Cultural Participation Trends (City of Swan)	<ul style="list-style-type: none"> The City holds are number of events – community, civic and corporate; A number of business units are responsible for various City events; and The requirement of open space and community buildings varies depending on event scale, and type. 	<ul style="list-style-type: none"> Business Units have identified the need for various open space embellishments including public toilets, shade, water access, 3-phase power, and lighting. 	<ul style="list-style-type: none"> R1: The Standards of Provision needs to outline the provision of essential infrastructure required to run the regular events hosted by the City in existing and future on open space; and R1: The Standards of Provision establish which open spaces should be utilised for events, and the level of embellishment within these open spaces.

Participation Trends	Findings	Impact	Recommendations
Community Building Usage (City of Swan)	<ul style="list-style-type: none"> Religious groups have the highest amount of usage within the City's community buildings; There is one play group in each Place area; There is a high number of scouts groups – all with small membership numbers; The City allocates a number of licences and leases – licences are the preferred option; Community buildings are predominately used for meetings; The rate of casual bookings for family events – weddings, birthdays is increasing; In line with participation trends, art and dance classes are the most popular commercial activity within City facilities; Commercial activities within City facilities are predominately targeted towards children and youth participation, such as dancing, martial arts, tutoring and out of school hours care; The amount of indoor and outdoor fitness classes is increasing; and Out of School Care requires a higher amount of building amenity which is outside of what the City would normally provide. 	<ul style="list-style-type: none"> Community buildings have to cater for a large number of community and commercial activities, including casual & terms bookings as well as long-term licences (and existing leases). 	<ul style="list-style-type: none"> R1: The Standards of Provision require that all community buildings to be adaptable and multi-use, as far as practicable; and R1: Specific uses such as play groups may potentially have, additional infrastructure/fit-out requirements. These will be outlined in the Standards of Provision.
Tourism Participation Trends (City of Swan)	<ul style="list-style-type: none"> In 2015-16 a total of \$421 million in visitor expenditure was generated within the Swan Valley; Enjoying a meal and a day out with are the two key reasons visitors come to the Swan Valley. Followed by wine tastings; sampling local produce and being outdoors and active; and The average time spent in the Swan Valley is 3.6 hours and the average number of places visited is 2.6. <p>The City of Swan Tourism Development Strategy (2015) identifies the following items within the Strategy's Action Plan:</p> <ul style="list-style-type: none"> Review the potential need for relocation of the Swan Valley Visitor Centre in light of the direction set out in this strategy; and Invest in infrastructure to support new experiences that deliver on the positioning of the Swan Valley, including; a plan and business case for a cycling itinerary and trail that leverages off the Swan Valley positioning and links wineries, cafes and the river, and options for siting of new riverside infrastructure (jetties, launching etc.) to support river based experiences between wineries. 	<ul style="list-style-type: none"> The volume of people travelling to the Swan Valley and utilising open space must be considered; and The average amount of time spent in the Swan Valley will impact on the level of embellishment within open space – the average time is 3.6 hours which would suggest the provision of long stay open space would be appropriate within the Swan Valley. 	<ul style="list-style-type: none"> R1: The Standards of Provision address the hierarchy and use of open space; R3: A strategy for the provision of open space and community buildings needs to be developed to understand if there is any over or under supply of open space and community buildings throughout the City – including the Swan Valley; and R1: The Standards of Provision acknowledges and supports the City of Swan Tourism Development Strategy through the provision of fit-for-purpose long stay open space and relevant embellishments within the Swan Valley.

Table 4: State Planning Policy Findings and Recommendations

Document	Finding/Impact	Recommendation
State Planning Policy 1 – State Planning Policy Framework	<ul style="list-style-type: none"> The Framework outlines a number of general principles for land use planning and development including environment, community, economy, infrastructure and regional development. The general actions that relate to this Strategy include: <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> R1: The Standards of Provision align with SPP1 in order to influence good and responsible decision-making planning decisions regarding open space and community facilities.
State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Area and Bush Forever	<ul style="list-style-type: none"> The City of Swan encompasses a total of 38 Bush Forever sites, the majority which the State Government manages. Defined areas are representative of regional ecosystems and habitats, and play a central role in the conservation of Perth’s biodiversity. 	<ul style="list-style-type: none"> R1: The Standards of Provision includes the provision of nature spaces for biodiversity protection as well as providing communities with the opportunity to connect with nature.
State Planning Policy 2.9 – Water Resources and Better Urban Water Management	<ul style="list-style-type: none"> Better Urban Water Management provides guidance on the implementation of State Planning Policy 2.9 Water Resources, and intends to assist regional, district and local land use planning, as well as sub-division and development phases of the planning process. As a responsibility of the 'Developer' in conjunction with the City, a water management strategy which involves Water Sensitive Urban Design (WSUD) will accompany and be considered prior to structure planning progression. Research has shown that much of the additional land for these new water management features has come from open space allocation. Whilst delivering significant environmental and social benefits, this has meant that some of the land normally set aside for open space is used as part of the stormwater and groundwater management system and is unavailable for other open space functions, including sport and recreation. 	<ul style="list-style-type: none"> R1: Through location and design criteria, the Standards of Provision and Landscape Guidelines will ensure the implementation of appropriate WSUD within open space; and R2: The development of specific WSUD guidelines to be included in the City’s Landscape Design Guidelines.
State Planning Policy 3.5 – Development Contributions for Infrastructure	<ul style="list-style-type: none"> Provides a consistent, accountable and transparent system for local governments to plan and charge for community infrastructure items which are not included in the standard provisions of development contribution plans. This may include car parking, community centres, recreation centres, sporting facilities, libraries, child care centres and other such facilities. 	<ul style="list-style-type: none"> R1: The Standards of Provision identifies all infrastructure items that are to be funded through a DCP mechanism, and which infrastructure items are funded through City municipal funds; and R3: The development of a City wide strategy, that identifies which open spaces and community buildings that need to be upgraded in order to cater for future residential growth, and to inform future DCP's in line with the UHS. It will detail the level of embellishment, the infrastructure and extensions required, and identify if more land is required as a part of the 10% open space requirements.
State Planning Policy 3.7 – Planning in Bushfire Prone Areas	<ul style="list-style-type: none"> The policy recognises designated bushfire prone areas as an area that has been identified and designated by the Fire and Emergency Services Commissioner under the Fire and Emergency Services Act 1998. Designation of an area as being bushfire prone reflects the potential of bushfire to affect that site. There are a number of Bushfire Prone Areas within the City; SPP 3.7 applies to frameworks, region schemes, sub-regional strategies and sub-regional structure plans. Sites within bushfire prone areas will require Bushfire Hazard Level assessments during future strategic planning proposal stages. Within sub-divisions, consideration must be given to landscape plans to ensure open space and reserves avoid increasing the threat of bushfire to new properties, and recreational areas should serve as a dual purpose as public refuge areas/ or separation areas. 	<ul style="list-style-type: none"> R2: When planning open space and community buildings or assessing structure plans/sub-divisions, the City must assess whether or not the land to be developed is impacted by SPP 3.7 and the potential implications/conditions that may be placed on the development.
State Planning Policy 4.2 – Activity Centres for Perth and Peel	<ul style="list-style-type: none"> SPP 4.2 seeks to reduce the overall need of communities to travel, support the use of public transport, cycling and walking for access to services, facilities and employment, and promote a more energy efficient urban form. 	<ul style="list-style-type: none"> R1: Through location and design criteria, the Standards of Provision requires provision of accessible networks from residential areas to activity centres. R1: The Standards of Provision will outline out the types of open space and community buildings best integrated within activity centres.
Draft State Planning Policy 7 – Design of the Built Environment	<ul style="list-style-type: none"> Sets out ten design principles in order to provide a consistent framework to guide the design, review and decision making process for planning proposals, principles include: <ul style="list-style-type: none"> Context and character; Landscape Quality; Built Form and Scale; Functionality and build quality; Sustainability; Amenity; Legibility; Safety; Community; and Aesthetics. 	<ul style="list-style-type: none"> R1: The Standards of Provision aligns with both the SPP7 and the ten Design WA design principles; and R2: The Design WA ten design principles are adopted within all other community facility planning documents.

Table 5: Regional Planning Framework Findings and Recommendations

Document	Finding/Impact	Recommendation
Directions 2031 & Beyond	<ul style="list-style-type: none"> Provides guidance on: <ul style="list-style-type: none"> Where development should be focussed and what patterns of land use and transport will best support the desired development pattern; How the City will provide for a growing population whilst ensuring communities live within available land, water and energy resources; What areas need to be protected so that a high quality natural environment and resources will be retained; and Infrastructure the City and area may need to support growth. 	<ul style="list-style-type: none"> R1: Through design criteria, the Standards of Provision reflects the strategies of Directions 2031 which include: <ul style="list-style-type: none"> The need to plan for an efficient and equitable distribution of social and community infrastructure and limiting urban expansion; Reference to a connected and compact City refers to enhancing open space and community wellbeing and consolidating appropriately located development; Highlights that all people should be able to easily meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home; The need to provide quality open space including a network of parks, reserves and conservation areas that support physical activity, biodiversity, preserve natural amenity and protect valuable natural resources; Reference to ensuring adequate provision of regional and district active recreation sites; and Highlighting the importance of Activity Centres and their focus for community/social infrastructure.
Outer Metropolitan Perth and Peel: Sub-Regional Strategy	<ul style="list-style-type: none"> The City is part of the north-east region, together with the City of Mundaring and the Shire of Kalamunda. The sub-regional strategy identifies approximately 3,700 ha of Greenfields land which is currently identified for development, comprising existing urban, urban deferred, urban expansion and urban investigation land areas. It also outlines an estimated dwelling supply under a connected city medium density strategy of 35,510 dwellings. Of this 31,700 dwellings are Greenfields and 3,810 are infill developments. 	<ul style="list-style-type: none"> R3: The development of a City wide strategy, that identifies which open spaces and community buildings that need to be upgraded in order to cater for future residential growth and to inform future DCP's in line with the UHS. It will detail the level of embellishment, the infrastructure and extensions required, and identify new sites in the case of an undersupply.
Draft Perth and Peel @ 3.5 million and North East Sub-Regional Framework	<ul style="list-style-type: none"> The City is included within the North-East Spatial Framework (Swan, Kalamunda and Mundaring), which states the following: <ul style="list-style-type: none"> The population will more than double from 209,156 (2011) to 450,590 (2050); There is sufficient urban and employment land to accommodate this growth; An additional 102,554 dwellings will be required; The area will need approximately 187,986 (2050) jobs, up from 82,379 (2011); Economic self-sufficiently (living and working in the same sub-region) will increase to 83 per cent by 2050; 40 per cent of the land in the sub-region is reserved parks and recreation or State forest; The predicted population growth will result in increased demand for sporting facilities within the subregion that will be met through a combination of existing and new recreation sites; It is recognised that there are areas of environmental significance that need to be protected and conserved; A new site for regional sporting activities has been identified in the southwest corner of Whiteman Park and is being investigated by the Department of Planning; Community and social infrastructure required for the provision of health, education and recreation services in the sub-region will need to accommodate a growing and ageing population; and The focus for the sub-region will be the co-location of key community and social infrastructure to promote better use of existing infrastructure and facilities, reduce traffic movements and establish a sense of social cohesion. 	<ul style="list-style-type: none"> R1: The Standards of Provision align with the Draft Perth and Peel @ 3.5 million documents as well as the North-East Sub- Regional Framework.
Draft Perth and Peel Green Growth Plan for 3.5 Million	<ul style="list-style-type: none"> Delivers a comprehensive environmental program for the protection of both Commonwealth matters of national environmental significance and State environmental values. Under the draft plan thirty three local natural areas within the City of Swan have qualified for a different management purpose based on conservation values; and There may be the potential for land not yet set aside for open space to be classed as 'local conservation reserves' or similar under the Green Growth Plan which may reduce the potential functions of the open space to solely a nature function. 	<ul style="list-style-type: none"> R2: In any structure plan or sub-division facility planning assessment, any future land identified as a potential open space site should identify whether or not the land is classed as a potential 'local conservation reserve' under the Green Growth plan as this may limit the function of the site to solely a nature function.
Metropolitan Region Scheme	<ul style="list-style-type: none"> Divides land throughout the Perth Metropolitan Region into broad zones and reservations. It is a requirement of the Planning and Development Act 2005 that Local Planning Schemes are consistent with the MRS zones. The City's LPS No.17 is consistent with the Planning and Development Act, the LPS No.17 influences the Standards of Provision. 	<ul style="list-style-type: none"> R1: The Standards of Provision align with LPS No.17.
2009 Gnangara Groundwater Allocation Plan	<ul style="list-style-type: none"> The allocation of groundwater across most of the City of Swan is managed under the 2009 Gnangara Groundwater Areas Allocation Plan. There is no further (or very limited) groundwater that can be allocated above what has already been allocated for the irrigation of public open space across the city. In response to the drying climate trend and groundwater level declines the Department of Water and Environmental Regulation is now preparing to update the 2009 Gnangara plan ready for public comment in 2018. Under the new plan there is likely to be reductions to groundwater availability and by 2030 potential reductions to existing groundwater licensed entitlements. With the support of State Government agencies the City of Swan and developers will need to find and invest in innovative water solutions for irrigating public open space, such as increasing water use efficiency and introducing alternative water sources; and When assessing broad structure plans (district level size) the City has recommended that the Department of Water requires that an average ground water rate of 6750kl/ha/pa be allocated to 10% of gross sub-divisible residential areas exclusive of Bush Forever, conservation areas and natural established vegetated areas as this is representative of a real demand. The City uses a separate water matrix when assessing water requirements for open space. 	<ul style="list-style-type: none"> R1: The Standards of Provision align with the water matrix; and R2: The City's Landscape Design Guidelines utilises the water matrix to determine the potential water supply for future developments and the availability of water resources – the types of plants, ground surfaces etc. must be considered within each space.

Table 6: State Operational Policy Findings and Recommendations

Document	Finding/Impact	Recommendation
DCP 2.3 – Public Open Space in Residential Areas	<ul style="list-style-type: none"> DCP 2.3 requires the suitable provision of open space, which can be used by people living and/or working in those areas. WAPC’s normal requirement in residential areas is that, where practicable, 10%of the gross subdivisible area be given up free of cost by the subdivider and vested in the Crown under the provisions of Section 20A of the Town Planning and Development Act, 1928 (as amended) as open space. The Commission’s requirements that land for open space be given up as a condition of subdivisional approval doesn’t extend to the physical development of the land. It is the intention that when such land is vested in the City, development should be undertaken through the budget of the City at the appropriate time; The 10% contribution of open space in small-scale subdivisions can often be impractical because 10% of a small land holding does not provide a useable open space area. In this instance a local government may request that the WAPC requires the developer to pay cash in lieu of providing the actual land. In normal practice, this could result in a maximum of 8% open space land provision and a 2% cash-in-lieu expenditure on development of land. The money is to be used by the local government for purchasing other land for open space, repaying loans taken out to buy open space, or where approved by the Minister for Planning and Infrastructure, for improving or developing existing open space (DC Policy 2.3 details acceptable expenditure provisions); and The 10% open space contribution has traditionally not been required of developers producing five lots or fewer, however under the Planning and Development Act 2005 (Section 153 c2) the minimum amount of lots created before the developer may be required to give up an open space contribution is three lots. 	<ul style="list-style-type: none"> R1: The Standards of Provision reflects DCP 2.3, and ensures: <ul style="list-style-type: none"> That the classification and hierarchy of open space and community buildings follows an efficient and equitable approach; Local context, current and future demographics and current open space supply will be taken into account in determining open space contribution requirements (land or cash-in-lieu); R3: The development of a City wide strategy, that identifies which open spaces and community buildings that need to be upgraded in order to cater for future residential growth, and to inform future DCP's in line with the UHS. It will detail the level of embellishment, the infrastructure and extensions required, and identify if more land is required as a part of the 10% open space requirements.; and R3: The City determines an approach that will be used as the basis of a cash-in-lieu contributions when producing three lots on one property. This will be detailed within Open Space and Community Building Strategy.
DCP 4.1 – Industrial Sub-Division	<ul style="list-style-type: none"> WAPC has no general requirement for the provision of 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 there may be the requirement for 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 open space and the scale of new development being proposed will be taken into consideration. 	<ul style="list-style-type: none"> R1: The Standards of Provision outlines the function and size of open space required within industrial areas; and R3: The development of an Open Space and Community Building Strategy determines where open spaces should be provided within the City’s industrial areas.
DCP 5.3 – Use of Land Reserved for Parks and Recreation and Regional Open Space	<ul style="list-style-type: none"> Under Clause 13 of the MRS, approval of the Commission is required for any development on reserved land. The Commission or Local Government as the case may be, in its determinations about developments on reserved land must ensure that the intent of the reservations is not prejudiced by inappropriate development; WAPC accepts that there will be occasions when it will be appropriate to permit incorporated clubs, community groups and in some circumstances private business to locate on land reserved for Parks and Recreation or Regional Open Space; and In line with the above information regarding DCP 5.3, the City’s Land Asset Unit has advised the following should be considered within the Standards of Provision: Open Space and Community Buildings review: <ul style="list-style-type: none"> City prefers to have separate lots when allocating open space and community building. City prefers to have freehold land as opposed to State owned. <ul style="list-style-type: none"> Freehold allows City to utilise land as they wish. State dictates what City does with land is State owned. 	<ul style="list-style-type: none"> R1: The Standards of Provision take into account that: <ul style="list-style-type: none"> The use and development of land reserved for Parks and Recreation under the MRS shall be restricted to that, which is consistent with furthering the enhancement of the reserve, and facilitating its use for recreational or conservation purposes; The use and development of land reserved for Parks and Recreation or Regional Open Space for purposes inconsistent with the purpose of the reserve will not be supported; The use and development of land reserved for Parks and Recreation or Regional Open Space for commercial purposes ancillary, and or compatible to the purpose of the reserve and likely to enhance the public access to and enjoyment of the reserve may be supported; The use and development of land reserved for Parks and Recreation or regional space which would result in long-term restrictions to public access, notwithstanding the possible benefit which could be derived from the use and development to the general community or to a specific educational or religious group within the community, will not be supported; and R1: The Standards of Provision require separate lots when allocating open space and community buildings. Sizes are determined in the Standards of Provision.
Planning Bulletin 21 – Cash in Lieu of Public Open Space	<ul style="list-style-type: none"> In some circumstances the provision of an area of land for public open space is not practical and it may be more appropriate for cash-in-lieu of public open space to be given for the following reasons: <ul style="list-style-type: none"> In small subdivisions, the provision of public open space may result in a small unusable area of land being set aside; There may be sufficient public open space already available in the locality; Public open space may have been provided in earlier subdivisions; or Open space is planned in another location by way of a town planning scheme or local structure plan. 	<ul style="list-style-type: none"> R3: The City adopts a strategic approach in determining the appropriate use of cash-in-lieu for open space through an open space and community building provision strategy.
Liveable Neighbourhoods (2009)	<ul style="list-style-type: none"> Liveable Neighbourhoods whilst innovative and forward thinking in theory, may through interpretation and subsequent implementation act only as a guiding principle in set areas. 	<ul style="list-style-type: none"> R1: The Standards of Provision, whilst considering Liveable Neighbourhoods, sets out a unique open space and community building function requirements and hierarchy, in order to meet existing and future local community needs.
Liveable Neighbourhoods (2015)	<ul style="list-style-type: none"> The existing requirements in Liveable Neighbourhoods, in some cases, have resulted in inefficient and ineffective provision of parks. The draft requirements instead, focus on providing opportunities for sport, recreation, and access to nature within a short walk from home. 	<ul style="list-style-type: none"> R1: The Standards of Provision take into account the draft Liveable Neighbourhood changes, but will (as mentioned above) establish its own function requirements and open space and community building hierarchy.
Guideline of the Determination of Wetland Buffer Requirements	<ul style="list-style-type: none"> Used where a change in land use or development is proposed in the immediate vicinity of a wetland (i.e. within a lot containing a wetland or adjacent to a wetland) where the future use or development is likely to conflict with the established wetland management objective. 	<ul style="list-style-type: none"> R1: The Standards of Provision adopt the use of buffers to separate wetlands and conservation areas from other types of open space. The Standards of Provision note the seven stages set out by the Guidelines, in order to establish an appropriate buffer between wetlands and existing or proposed development, which includes: <ul style="list-style-type: none"> Step 1- Acknowledge existence of wetland; Step 2 - Identify wetland attributes, wetland management category and establish management objective; Step 3 - Define wetland function area; Step 4 - Identify threatening processes; Step 5- Identify role of separation; Step 6- Establish separation requirement; Step 7- Apply separation requirements to proposal and assess its ability to achieve management objective; and R2: The seven stages be detailed within the City’s Landscaping Design Guidelines.
Draft Decision Making Process for Stormwater Management in WA	<ul style="list-style-type: none"> Provides an approach and outcome criteria for planning and designing stormwater management systems for urban (Greenfield, infill and brownfield) developments, and when retrofitting existing stormwater management systems. When designing stormwater management systems, it is important to focus on what occurs most often, while understanding and planning for what occurs less frequently. So the design process should design for small, then minor, then major rainfall events. 	<ul style="list-style-type: none"> R1: The Standards of Provision sets out the best way to address small, minor and major rainfall events; and R2: The development of specific WSUD guidelines to be included in the City’s Landscape Design Guidelines.

Table 7: Local Planning Context Findings and Recommendations

Document	Finding/Impact	Recommendation
Local Planning Scheme No. 17	<ul style="list-style-type: none"> LPS17 is instrumental in identifying areas of land 'reserved for public purposes'. The majority of open space is directly managed by the City within local reserves. As densities increase within the City and structure planning occurs under LPS17, the provision of open space and community buildings must be taken into account. 	<ul style="list-style-type: none"> R1: The Standards of Provision through the indicative catchment and population catchment ensure the increasing population within new Greenfields areas (requirement for new open space and community buildings) as well as urban infill within existing areas (greater demand on existing open space and community buildings) are catered for; and R3: The development of a City wide strategy, that identifies which open spaces and community buildings that need to be upgraded in order to cater for future residential growth, and to inform future DCP's in line with the UHS. It will detail the level of embellishment, the infrastructure and extensions required, and identify if more land is required as a part of the 10% open space requirements.
Draft Local Planning Strategy	<ul style="list-style-type: none"> Sets the long-term planning directions for the City and informing the preparation of Scheme Amendments. The following items must be considered when reviewing the Standards of Provision, as the Local Planning Strategy and the Standards of Provision review will directly influence each other: <ul style="list-style-type: none"> Section 3.7 of the Local Planning Strategy directly addresses open space and Community Facilities. The Local Planning Strategy makes reference to the Open Space and Community Facility hierarchy and benchmarks which should be consistent with those outlined in the Background Technical Report (and vice versa); Section 3.7.1 of the Local Planning Strategy refers to the draft POSCFS (now Standards of Provision: Open Space and Community Buildings). The Local Planning Strategy may need to be updated with respect to the latest version of the Standards of Provision: Open Space and Community Buildings to ensure consistency; Section 3.7.4 of the Local Planning Strategy deals with Infrastructure Planning Principles – this must be consistent with the latest version of the Standards of Provision: Open Space and Community Buildings; and Section 3.7.6 – Analysis of existing CIPs. This section deals with the hierarchy and benchmarks for open space and community facilities. The Standards of Provision: Open Space and Community Buildings and Local Planning Strategy should be consistent in this regard. 	<ul style="list-style-type: none"> R2: The Standards of Provision informs the draft Local Planning Scheme in terms of open space hierarchy, benchmarks and terminology; and R1: The Local Planning Scheme Infrastructure Planning Principles are reflected in the Standards of Provision.
Integrated Planning Framework	<ul style="list-style-type: none"> The City's Integrated Planning Framework is the approach to setting strategic direction and translating that into services that are delivered to the community. 	<ul style="list-style-type: none"> R1: The Standards of Provision are aligned with the City's Integrated Planning Framework.
Strategic Community Plan	<ul style="list-style-type: none"> Sets the City's vision, aspirations and objectives for the Swan community over the next ten years. The Strategic Community Plan is the principle strategy and planning document for the City. 	<ul style="list-style-type: none"> R1: The Standards of Provision align with strategies and objectives outlined within the Strategic Community Plan.
Local Area Plans	<ul style="list-style-type: none"> Ensures that the City is working in a cross-functional integrated manner in its planning and delivery of services, programs and infrastructure unique to Place. Gathers information from an array of key internal and external stakeholders, including the community, and provides a good understanding of each Place area and its preferred characteristics. Key priorities and strategies developed for each Place Area are added to the Asset 10 Year renewal plan and where applicable to the City's Long Term Financial Plan. 	<ul style="list-style-type: none"> R1: The Standards of Provision takes into account the needs of each Place Area and will provide open space and community buildings via Community Infrastructure Plans.
Sustainable Environment Strategy	<ul style="list-style-type: none"> Details the environmental pressures that drive the need for environmental improvement in the City, and scopes the role that the City's functions can play in achieving this objective. Key relevance for the Standards of Provision includes the retention of biodiversity, drainage systems and water availability. The strategy states that the City of Swan operates within a constrained environment and indications are that this constraint will increase over time. The Sustainable Environment Strategy outlines two options which the City has in the respect of open space and licensed groundwater abstraction which include: <ul style="list-style-type: none"> The City can continue to provide irrigated space utilising a reducing 'consumptive water pool'. This represents a reputational risk to the City in a service area that is an intrinsic part of our corporate image; or The alternative is to strive for a higher standard of water efficiency and aquifer recharge within our facilities and within our communities. There is a large scope for innovation and improvement in this area and we have an opportunity to show leadership by undertaking improvement ourselves and by supporting improvement within our community. 	<ul style="list-style-type: none"> R1: The Standards of Provision requires that all open spaces and community buildings , have a high standard of water efficiency and aquifer recharge as far as practicable; and R2: Applicable documents such as Community Building Design Guidelines and Landscaping Design Guidelines detail the required standard of water efficiency within open space and community building.
Local Biodiversity Strategy	<ul style="list-style-type: none"> Proposes mechanisms that will guide the City in future decision-making and development, to achieve sustainable conservation outcomes. 	<ul style="list-style-type: none"> R1: The Standards of Provision Planning Principles reflect sustainable land use planning and development practices which consider biodiversity values.; R1: The Standards of Provision through the provision of nature open space will maintaining functional local natural areas, ecological linkages and biodiversity retention through the conservation of natural vegetation and bushland.
Draft City of Swan Naming of Building Principles	<ul style="list-style-type: none"> Have been developed in order to set out a standardised approach to the naming of City of Swan community buildings. The branding of the facilities will include linkages to the Place they are located in. The ability to include this information into the style of signage will foster a better association with Place and help build the Place identity. 	<ul style="list-style-type: none"> R1: The Standards of Provision outlines Naming of Building and Signage Principles; and R2: The Naming of Buildings and Signage Principles developed by the City's Marketing Business Unit must reflect the Standards of Provision.
Position Paper – Child Health Facilities	<ul style="list-style-type: none"> Clarifies the City of Swan's position on the provision of child health facilities. Significant findings include: <ul style="list-style-type: none"> The City does not accept responsibility for a State Government service and believes the Memorandum of Understanding for the Provision of Child Health Facilities supports cost shifting from State to local government; The City values child health services and understands the importance of young children receiving child health checks, but the City does not support the view that LGA's should be responsible to accommodate child health services for free; The City is experiencing increasing cost in building provision, and has high demand for community spaces. Child health services located within City facilities currently have exclusive use of the space, even if the service does not operate five days per week; and In regards to new child health facilities the City could be involved in the planning but would not be responsible for the building and ongoing maintenance. 	<ul style="list-style-type: none"> R1: The Standards of Provision will adopt the position on child health centres as set out in the position paper, that while the City values child health services and understands the importance of young children receiving child health checks, the City does not support the view that LGA's should be responsible to accommodate child health services for free and the City could be involved in the planning of new child health facilities but would not be responsible for the building and ongoing maintenance.
Disability, Access and Inclusion Plan	<ul style="list-style-type: none"> The overall objective of the Disability Access and Inclusion Plan (DAIP) is to contribute to the development of a community which is accessible and inclusive, thus minimising the effects of disability and promoting increased opportunities for people with disabilities. 	<ul style="list-style-type: none"> R1: In line with new or renewal of existing facilities, the Standards of Provision will consider disability and access friendly infrastructure. Services provided will be inclusive for all capabilities within the community; and R2: All other community facility planning documents will align with the City's DAIP.

Document	Finding/Impact	Recommendation
Strategy for the Ageing Population	<ul style="list-style-type: none"> The strategy states that the population ageing will change the types of sports we play and how we play them, referring to coming generations of elderly, who are recognisably more active and culturally diverse than their predecessors. The strategy notes: <ul style="list-style-type: none"> It appears that the City currently meets the majority of demand across facilities; The consultation revealed that most of the swimming pools in Swan are considered undersized or inappropriately sized to suit the perceived needs of the community; As the proportion of persons aged over 55 increases (in addition to the increase in general population size), gaps will start to appear in the City's infrastructure provision as demonstrated below. By 2036 it is estimated that the City will need to provide 79 small parks; The doubling of demand by 2036 is unlikely to mean a doubling of facilities is required as some facilities can cater for higher demand and there is the potential for other public and private solutions to address this need; Given demand growth, there will likely be a need to ensure multiple use within facilities in the future in order to make sure that infrastructure is properly utilised and to avoid unnecessary duplication of facilities; and Sharing facilities with schools is an ideal way to do this, as these facilities are not being utilised to capacity, particularly outside school hours. A major problem with sharing sports facilities is that some of the school ovals and courts do not have the appropriate lighting or change rooms. Provision of these facilities by the City could be a way to make sure that sports facilities at schools can be utilised by the whole community. 	<ul style="list-style-type: none"> R1: The Standards of Provision must incorporate Place Measures in the planning and provision of community buildings and open space to ensure the City's unique communities are catered for, such as an ageing population.; and R1: The Standards of Provision where feasible, encourages the option to co-locate facilities with the education department.
Urban Housing Strategy	<ul style="list-style-type: none"> Developed by the City in response to the State Government's <i>Directions 2031 and Beyond</i> report which outlines a potential doubling of the City's population by 2031, and anticipates an additional 35,510 dwellings. This number of new dwellings could be accommodated in the City's expanding urban growth areas as Greenfield development, however, increasing the opportunities for infill development within the City's established areas will provide much needed housing options for residents who prefer to live in established areas; The City will experience an increase in population in coming years and whilst it is evident that the population will have changing needs and composition, there is a level of uncertainty as to how this increase and subsequent change in demand for service provision will impact the City. With or without the suggested Urban Housing Strategy take up, the City will experience significant growth in its future population, and a change in demographic is likely and as such, a continual review of facility and service provision to ensure future community needs are met is essential. 	<ul style="list-style-type: none"> R3: The development of a strategy of open space and community building provision which considers the expected growth within the City and identifies any over or under supply of open space and community buildings in both new and existing residential areas; and R1: The development of a system of continual review of open space and community building provision to ensure changing community needs are met.
Regional Open Space Whiteman Park Master Plan	<ul style="list-style-type: none"> A master plan was developed from the previous strategic work which identified land in the southern portion of Whiteman Park as being the most viable solution to offset sport and recreational needs resulting from significant population growth. The Regional Open Space will provide: <ul style="list-style-type: none"> A diversity of sports infrastructure and activity opportunities; It will enable the strategic and sustainable management of sport and recreation infrastructure; The infrastructure provides event support and spectator viewing. This facilitates sport and recreation aligned tourism opportunities; It will provide opportunities and value add to the existing tourism precincts at Whiteman Park; Contributing to raising the profile of Whiteman; State Sporting Associations and schools will be provided with competition space within the region; and The Regional Open Space has the potential to provide far reaching social and economic benefits for the community and the City. 	<ul style="list-style-type: none"> R1: Whilst the Regional Open Space Master Plan will be considered within the Standards of Provision, it will not be a focus of the Standards as the planning for this facility is identified as separate.
Local Planning Policy Vehicle Parking Standards	<ul style="list-style-type: none"> Sets out requirements to ensure that adequate provision is made for the parking of vehicles. When determining the parking provision for open space, there is not set criteria within the Local Planning Policy, nor is there any parking legislation; In regards to community centres, when previously designing car parks the City had adopted the following ratio: Recreation – Public: 1 space for every 4 persons, based on the maximum capacity of all facilities when used simultaneously; Instead of using the accumulated total of public use spaces within the building (function room, meeting rooms, and activity rooms) and providing parking bays based on this total (resulting in the number of bays provided being excessive for the type of building), the largest of the function space accommodation schedule is utilised. It is typical that when the larger function space is hired, the remaining spaces remain closed for use; It has been identified in the Standards of Provision Technical Review that further work must be undertaken to determine the adequate supply of parking provision at different types of open space and community buildings based upon Local Planning Policy – Vehicle Parking Standards and relevant legislation 	<ul style="list-style-type: none"> R3: The development of open space and community building parking provisions which includes: <ul style="list-style-type: none"> A review of other local government vehicle parking standards; A review of best practice vehicle parking standards from within Australia and internationally; and Consultation with relevant state government agencies.
Local Planning Policy Temporary Trader	<ul style="list-style-type: none"> The purpose of this policy is to strategically coordinate, control and encourage, where appropriate, temporary traders in the City. The policy provides locations that are considered appropriate for temporary traders to operate which are referred to as 'Designated Locations'. In these locations a Development Application is not required due to the site being made available as appropriate, with policy criteria already addressed in the selection of the sites; The proposed designated locations (subject to further site specific investigations upon in principle support by Executive) proposed in the policy are: <ul style="list-style-type: none"> West Swan Oval, Henley Brook; Charles Gregorini Park, Ellenbrook; Ellenbrook District Open Space; Bells Rapids Park, Brigadoon; Middle Swan Reserve; Noble Falls Picnic Area; Fish Market Reserve, Guildford; and Lilac Hill (South); 	<ul style="list-style-type: none"> R1: The Standards of Provision identifies which types of open spaces could be acceptable to use by temporary traders; R2: The Temporary Traders Policy must take into account the Standards of Provision; R2: The Temporary Traders Policy must include a condition that the City may redevelop a leased area at any stage and the area may no longer be available for temporary trader use; and R3: Further investigation by the Strategic Planning Business Unit is required to understand the impact of temporary traders on open space and the users of these spaces, and the infrastructure that may be require at these sites.
Draft Local Rural Planning Strategy	<ul style="list-style-type: none"> Sets out the vision, aims, strategies and actions associated with agricultural and natural resources, infrastructure, rural settlement, biodiversity and preservation of the rural and natural environment; <ul style="list-style-type: none"> Specific actions in the Local Rural Planning Strategy that aim to encourage the growth and development of recreation opportunities in the City's rural areas include: <ul style="list-style-type: none"> Identify and retain recreation opportunities, considering the likely impact of proposed land uses and developments on recreational viability of those areas; Develop a long-term City-wide trails strategy identifying existing trials assets including bridle, walking, cycle and kayak/canoe trails; Promote and encourage tourism-based land uses, including appropriately-scaled accommodation and related infrastructure, near locations containing recreation opportunities in the City's rural areas; and Amend the Scheme where applicable to incorporate provisions that support development of the tourism and recreation industry in the City's rural areas. 	<ul style="list-style-type: none"> R1: The Standards of Provision will utilise Place Measures to determine the need for open space and community buildings within the City's rural areas, especially through the use of Place demographics instead of hierarchy (population catchment).

Table 8: Key Referenced Literature Findings and Recommendations

Document	Finding/Impact	Recommendation
Emerging Constraints for Public Open Space in Perth Metropolitan Suburbs	<ul style="list-style-type: none"> The research concluded: <ul style="list-style-type: none"> In delivering significant environmental and social benefits, the unintended consequence of implementing Bush Forever, Water Sensitive Urban Design and Liveable Neighbourhoods planning policies has been a reduction in the amount of open space able to accommodate organised sport; With a high degree of certainty, the new suburbs in each of the fringe growth sub-regions of Perth already have a shortage of active playing fields; If the provision of the support facilities is taken into account, the total shortfall of open space required for active sport by 2031 is around 495 hectares; Sporting open space provision should be equivalent to at least 6m² per person to ensure a further shortfall is not experienced; and Without a change to the relevant planning policies and without the State Government stepping in to provide additional active open space as Regional Open Space, this shortage can only get worse 	<ul style="list-style-type: none"> R2: When Facilities Planning is assessing Structure Plans and Sub-Divisions, it should be ensured that a mix of sporting, recreation and nature spaces is provided to meet community needs.
Active Living for All: Framework for Physical Activity in WA	<ul style="list-style-type: none"> The intention of the framework is to give direction for all sectors and settings to enable the implementation of a shared vision for increasing the physical activity levels of Western Australians. 	<ul style="list-style-type: none"> R1: The following key strategies for creating active places, are to be reflected in the Standards of Provision Planning Principles and location and design criteria; <ul style="list-style-type: none"> Early planning of key neighbourhood destination points e.g. shops and services; Access to local amenities, services and facilities; Convenient location of community facilities; Availability of accessible and adequate public transport; Prioritisation of pedestrians and cyclists over motorists; Provision of shared use paths; Connected street networks; Adequate pedestrian and cycling infrastructure and end of trip facilities; Adequate and multi-functional open space; Aesthetic design of street-scape and infrastructure; Management of traffic volume and speed; Safe road crossings; Adoption of design out crime principles; Community consultation and engagement; Responsible use and access to the natural environment; and Application of disability access and inclusion plans for developments and facilities.
Whiteman Park Strategic Plan	<ul style="list-style-type: none"> Key land uses that have been identified (and provisional land use areas) under the Strategic Plan include: <ul style="list-style-type: none"> Development of sporting fields in partnership with the City of Swan – Marshall Road lands; Land for outdoor events and concerts – Whiteman bushlands; Short-term tourist accommodation including camping – Whiteman bushlands; designated areas for weekend markets and/or ‘pop-up’ stores – Lord Street lands; Cemetery – Marshall Road lands; and Areas designated for youth attractions – Marshall Road lands. 	<ul style="list-style-type: none"> R1: Whilst the Regional Open Space Master Plan will be considered within the Standards of Provision, it will not be a focus of the Standards as the planning for this facility is identified as separate.
Department of Sport and Recreation Guide to Shared Use Facilities in the Sport and Recreation Community	<ul style="list-style-type: none"> The key deliverable of this guide is to consolidate all of this valuable information into a single resource and reference point, capturing all the key elements of each stakeholder’s strategic aims and objectives. The key driver has also been the inconsistencies and uncertainties prevalent in current shared use practices. 	<ul style="list-style-type: none"> R1: The Standards of Provision encourages shared use facilities when considering the co-location of City owned open space and community buildings and Department of Education facilities; and R1: The Standards of Provision will require a senior sized field/s when co-locating open space with the Department of Education in order to maximise community utilisation and not restrict usage to juniors only.
Healthy Spaces and Places Manual	<ul style="list-style-type: none"> A national guide for planning, designing and creating sustainable communities that encourage healthy living. The Healthy Spaces and Places manual identifies the following key design principles to plan for healthy communities which are relevant to the Standards of Provision: <ul style="list-style-type: none"> Environments for all people: places that are safe and easily accessible for everyone, regardless of age, ability, culture or income, with a suitable range of facilities and services that are available to all; Parks and open space: land reserved for passive recreation, sport and recreation, preservation of natural environments, green space and/or urban stormwater management; and Supporting infrastructure: facilities that encourage regular and safe physical activity, such as walking (footpaths, lighting, water fountains and signs), cycling (bike paths, bike lockers, signs and showers), public transport (safe shelter, lighting and signs), social interaction (seating, shade, shelter and toilets) and recreation (seating, play equipment and facilities). 	<ul style="list-style-type: none"> R1: The Standards of Provision Planning Principles will reflect the key design principles described in the Healthy Spaces and Places manual.
Vegetation Guidelines for Stormwater Bio-Filters in South-West of Western Australia	<ul style="list-style-type: none"> These guidelines provide information on how to select the most appropriate plant species for bio-filters within south-west Western Australia. Throughout internal consultation, the use of appropriate vegetation and maintenance of bio-filters was reported as a significant issue for the quality of water treatment and maintenance of these areas. 	<ul style="list-style-type: none"> R2: The City’s Landscaping Design Guidelines and Specifications must clearly outline vegetation requirements within stormwater bio-filters.

Table 9: Industry Guidelines and Standards - Findings and Recommendations

Document	Finding/Impact	Recommendation
Classification Framework for Public Open Space	<ul style="list-style-type: none"> Research identified increasing concerns about the lack of clear and consistent terminology and descriptions that enable comparable classification and shared understandings of open space. The Classification Framework for Public Open Space was developed in order to: <ul style="list-style-type: none"> Encourage planning and management agencies and authorities to adopt common terminology; Enable comparative assessments of open space provision and function both locally and regionally; Inform high level policy and urban planning practice; and Inform review and revision of open space elements in Liveable Neighbourhood Guidelines. 	<ul style="list-style-type: none"> R1: The Standards of Provision take into account the Classification Framework, but will establish its own function requirements, and open space and community building hierarchy, in order to meet local community needs.
Landgate Policies and Standards for Geographical Naming in Western Australia	<ul style="list-style-type: none"> The use of these standards and policies is mandatory and include a number of fundamental requirements for the naming of roads, administrative boundaries, cultural and topographical features. 	<ul style="list-style-type: none"> R1: The Standards of Provision adopt the Landgate policies and standards for geographical naming in Western Australia policies and standards regarding the naming of open space.
Department of Sport and Recreation Sport Dimension Guidelines Edition 6	<ul style="list-style-type: none"> Provides general information regarding the designing of, and marking out for, a range of sporting activities in Western Australia. 	<ul style="list-style-type: none"> R1: The Standards of Provision refer to the Sport Dimension Guidelines Edition 6. These will further support the Standards of Provision in the delivery of fit-for-purpose and adaptable sporting open space; R2: The Landscape Design Guidelines and Community Building Design Guidelines and their respective specifications reflect the Sport Dimension Guidelines.
Department of Education Accommodation Schedule	<ul style="list-style-type: none"> Sets out infrastructure requirements for schools based on size. The accommodation schedule states that a junior football oval size is required for a generic primary school – this restricts usage to juniors only. 	<ul style="list-style-type: none"> R1: The Standards of Provision will require a senior sized field/s for the required key identified, when co-locating open space with the Department of Education in order to maximise community utilisation and not restrict usage to juniors only.
Urban Design Guidelines with Young People in Mind	<ul style="list-style-type: none"> The most comprehensive set of guidelines which relate to creating youth friendly spaces. The guidelines were prepared to provide direction for people designing new projects or refurbishing existing centres. Key design objectives include: <ul style="list-style-type: none"> Accessibility; Integration; Variety; Safety; Personalisation; Public Spaces; Passive Surveillance; and Suitable Infrastructure 	<ul style="list-style-type: none"> R1: The Standards of Provision Planning Principles and location and design criteria reflect the Urban Design Guidelines with Young People in Mind design objectives, not just for youth, but the entire community; and R2: The Outdoor Youth Space Design Guidelines reflects and builds on the design objectives as identified in the Urban Design Guidelines with Young People in Mind paper.
The Perfect Library – Intrinsic Value of Libraries Report	<ul style="list-style-type: none"> The previous POSCFS has not discussed Libraries in detail. The report details findings from Library staff and managers who identified the following concepts that should be implemented when developing a perfect Library: <ul style="list-style-type: none"> Indoor and outdoor space, with natural light; Extended opening hours; Co-located with other services; Incorporating cafes, theatrettes, entertainment and food; Up-to-date technology; Creative maker spaces; Staff provide technical training and have other professional qualifications; and A place for businesses and workers. 	<ul style="list-style-type: none"> R1: The Standards of Provision outline the hierarchy, uses, and potential fit-out within Libraries, but it's recognised the Libraries are unique buildings which are beyond the scope of Standards of Provision in terms of design.
Benchmarks of Community Infrastructure – Comparison	<ul style="list-style-type: none"> Within the Technical Review, a number of WA LGA's, WA Industry and other state LG community infrastructure benchmarks were compared. There is not set criteria applied across any of the benchmarks nor are any of the definitions of community buildings, open space or specific uses the same. 	<ul style="list-style-type: none"> R1: The Standards of Provision aligns benchmarks, where applicable, to the PLA Benchmarks for Community Infrastructure. These benchmarks are most applicable to the Perth metropolitan area and are the most relevant to the City; R1: The Standards of Provision includes frameworks of open space and community facilities which include population catchments (similar to benchmarks), which are specifically developed for the City; R1: The Standards of Provision does not base provision requirements purely on the application of population catchments, but also on local Place measures– particularly in rural areas where population catchments may be less applicable; and R1: The Standards of Provision only sets out population catchments for open space and community buildings which are provided by the local government on a common basis.

Table 10: City of Swan Provision Findings and Recommendations

Document	Finding/Impact	Recommendation
Facility Planning Process	<ul style="list-style-type: none"> In order to consistently achieve the development of quality open space and community buildings, the City follows a facility planning process. 	<ul style="list-style-type: none"> R3: The City adopts the community facility planning process as detailed within the Technical Review.
Nature and Recreation Public Open Space	<ul style="list-style-type: none"> The City has a large amount of nature and recreation open space; There is a high predominance of open space less than 0.4 hec within Ellenbrook and Midland. Many of these spaces may be unusable or small walk-ways between properties; The City has a higher number of neighbourhood sized (1ha to 5 ha) which caters for a 'shortfall' of local open space according to the PLA benchmark; and The amount of open space is relative to the population within each place. i.e. The higher the population the greater the amount of open space. 	<ul style="list-style-type: none"> R1: The Standards of Provision will only support open spaces larger than 0.4 hectares; and R3: A strategy be developed in order to adequately plan the provision of open space and community buildings within the City. This strategy will detail a network provision plan, to ensure that will ensure a strong network of these spaces.
Nature and Recreation Public Open Space Embellishment	<ul style="list-style-type: none"> The City has an overprovision of neighbourhood play spaces as compared to the PLA benchmark which compensates for the 'shortfall' in district and regional play spaces. This means that communities have access to smaller play spaces in a closer proximity to their own home but at a greater management and maintenance cost to the City; The Swan River flows through the City; the City maintains a total of six permanent water moorings/infrastructure including canoe entries, river walls and boat ramps; The City maintains 23 public toilets, there is currently no set standard for where and what type of toilets are to be provided; The City currently maintains sixteen bridle trails, there is not set benchmark for bridle trails. All exist within the Rural Place Area; and It is generally accepted that the greater sized the open space, typically the greater the amount of infrastructure would be provided, i.e. a district open space will attract more people thus may warrant infrastructure such as bike racks, drink fountains, seating, and lighting. 	<ul style="list-style-type: none"> R1: The City supports the development of Play Spaces at neighbourhood open space in order to reduce duplication of play spaces, and reduce to management and maintenance costs. Play spaces are not encouraged at local open space; R3: The development of a Play Space strategy needs to be developed in order to adequately plan the provision of play spaces within the City. This strategy will detail a network provision plan, to ensure that will ensure a strong network of these spaces; R3: The development of a Public Toilet Design Guideline (incorporated within the Landscape Guidelines) and Provision Strategy to determine where toilets are best located to cater for community demand; and R1: The development of long stay and short stay open space definitions and embellishment guidelines according to the hierarchy of open space.
Sporting Open Space	<ul style="list-style-type: none"> The City's 28 sporting spaces does not meet the PLA benchmark, but does meet the Centre for Sport and Recreation Research Centre' recommendation that 6.5m² be provided for each person living within the City; A number of sporting space types do not meet PLA benchmarks but many of the existing sporting spaces could be retrofitted to suit specific sports if demand required (diamond sports, AFL); The Dulcie Liddelow netball complex in Midvale has 13 courts and is therefore not considered a district facility under PLA benchmarks. (The City has limited outdoor netball courts, a new multi-purpose court facility (primary use netball) is planned for the Dayton Regional Open Space); The City has a short fall of regional tennis facilities (two short) based on population, it should be noted that nearby regional tennis facilities are located nearby in Maylands and Wanneroo; Provision of sporting open space is low in Bullsbrook and Swan Valley; the level of provision will need to be adequately planned for based on predicted population growth; and Currently there are six sporting spaces without adjoining pavilions; this limits the usage of each of these facilities. 	<ul style="list-style-type: none"> R1: Through a detailed facility planning process, the City should continue to monitor open space and community building provision in neighbouring local governments, especially the provision of regional and district level community infrastructure which may cater for City residents; R1: Population catchment application is not the only consideration used to determine open space and community building provision – especially in the City's rural area – therefore smaller planning areas should be utilised (i.e. the Community Infrastructure Planning Areas) ; and R3: The development of Sport Open Space Design Guidelines (incorporated within the Landscape Guidelines) that set out minimum provision requirements for local, district and regional sporting open space such as: <ul style="list-style-type: none"> A flat well-draining space for organised sport; Size of open space, including run-off; Orientation of open space; Pavilion or similar building; Training level floodlighting lighting; and Safe and equitable access with car parking.
Community Buildings	<ul style="list-style-type: none"> Many of the PLA benchmarks assigned community infrastructure under certain user group categories such as 'playgroup', 'senior's facilities', and 'outside school hour's care'. The City provides spaces via neighbourhood and district community centres for these groups to run activities but does not provide specific infrastructure for these purposes; Two fire services occupy City facilities; others volunteer fire services organisations exist within the City but do not utilise city land; and The PLA benchmarks were difficult to apply in terms of arts and culture but the findings show that the City does have a good provision of these facilities; and 	<ul style="list-style-type: none"> R3: A strategy needs to be developed in order to adequately plan the provision of open space and community buildings within the City. This strategy will detail a network provision plan to ensure a strong network of these spaces.; and R3: Further investigation into the function and use of community buildings that are currently under lease to understand if buildings are accessible to communities and therefore what their classification is – i.e. is the building a community hall or is it an exclusively used building.

Table 11: Existing & Potential Open Space & Community Building Guidelines & Strategies - Findings and Recommendations

Document	Finding/Impact	Recommendation
Play Space Strategy (Existing)	<ul style="list-style-type: none"> The original Play Space Strategy was developed and published in 2007, and is in need of amendment as the City's policies and strategies have progressed and developed throughout the years. Similar to the POSCFS, the Strategy is not a strategy and instead is both a standard of provision and design guidelines; The key initiatives and policies that have currently been identified as requiring attention in the review include: <ul style="list-style-type: none"> Nature play; Water playgrounds; Open Space and Community Building Benchmarks and associated Hierarchy; Creating multi use developments that complement one another and contribute to the creation of social hubs; Community Engagement; and Access, safety, security, new facilities and equipment. 	<ul style="list-style-type: none"> R2: A review of the current 2007 Play Space Strategy, including consideration of where the Strategy sits and the potential definition change; R2: A review of the current 2007 Play Space Strategy and the incorporation of the design guidelines within the strategy into the Landscape Guidelines; R3: The development of a Play Space Strategy which includes: <ul style="list-style-type: none"> A review of current and future Place profiles; A review of current play spaces - What is working well and what is not; A network provision plan, to ensure that will ensure a strong network of these spaces; and Identification of opportunities for current play spaces or land that is currently being underutilised.
Community Building Design Guidelines (Existing)	<ul style="list-style-type: none"> (Currently under review) 	<ul style="list-style-type: none"> R2: The Community Building Design Guidelines adopt applicable changes within the Standards of Provision.
Landscaping Guidelines (Existing)	<ul style="list-style-type: none"> (Currently under review) 	<ul style="list-style-type: none"> R2: The Landscaping Guidelines adopt applicable changes within the Standards of Provision.
Dog Exercise Area Strategy and Design Guidelines (Potential)	<ul style="list-style-type: none"> Urbanisation has led to a reduction in the sizes of housing blocks within both new Greenfield developments and older Brownfield sites and Dog owners are therefore needing to take their dogs away from the home environment for exercise more frequently; Many people cite walking the dog as their most regular form of exercise; In 2015-16 there were approximately 8584 dogs currently registered in the City, with the highest amount of dog registrations in Ellenbrook , Ballajura, Bullsbrook, Baskerville and Aveley; The City provides two fenced dog exercise areas, namely Coolamon Dog Park and Aveley Dog Park. A partially-fenced dog park also exists in Stratton and a dog park is situated in Whiteman Park, which is managed by the State Government; Anecdotally, the City's Community Safety Business Unit suggests that the City's Dog Parks have initiated more complaints than regular parks for dog attack related matters; Under Local Law all reserves located in the City, other than 17 open spaces (mainly around wetlands and lakes), are specified as dog exercise areas except for: <ul style="list-style-type: none"> An area being used for sporting other activities, as permitted by the City, during times of such use; A car park; and Any through fare. 	<ul style="list-style-type: none"> R3: The development of a position paper to determine the need and feasibility of providing for Enclosed Off-Leash Dog Exercise Areas within the City. The position paper should determine how to best address the provision of dog exercise facilities which are attractive and which meet the needs of dogs and their owners, and create the least amount of impact on open space which is highly valued by all members of the community. This position paper will detail a network provision plan, to ensure that will ensure a strong network of these spaces.
Sports Open Space Design Guidelines (Potential)	<ul style="list-style-type: none"> Utilising the Department of Sport and Recreation's Sport Dimension Guidelines Edition 6, the guidelines would provide a greater detail than what the Standards of Provision: Open Space and Community Buildings would set out in order to ensure greater level of quality sports open space throughout the City. 	<ul style="list-style-type: none"> R3: The development of Sport Open Space Design Guidelines (incorporated into the Landscape Guidelines) that set out minimum provision requirements for local, district and regional sporting open space such as: <ul style="list-style-type: none"> A flat well-draining space for organised sport; Size of open space, including run-off; Orientation of open space; Pavilion or similar building; Training level floodlighting lighting; and Safe and equitable access with car parking.
Sports Floodlighting (Potential)	<ul style="list-style-type: none"> In the past, floodlight planning in the City has been conducted on an ad hoc basis. Requests are received and often assessed in isolation of other reserves and the City's strategic outcomes; As the City's population increases, as well as participation rates in sport, together with existing ad hoc processes, the capacity of the City's sports grounds to accommodate the required level of lighting is negatively affected. 	<ul style="list-style-type: none"> R2: The City's Lighting Guidelines are being developed along with an updated policy. These guidelines will seek to: <ul style="list-style-type: none"> Establish a standard provision for sports floodlighting within the City; Establish the basis for assessment when clubs seek higher lighting standards for any particular playing field, outdoor/indoor court; and Outline the process necessary to develop, install and operate sports floodlighting that is sustainable and cost effective for both the City and relevant user groups.
Public Toilet Strategy and Design Guidelines (Potential)	<ul style="list-style-type: none"> The City has no legislative responsibility to provide public toilets other than those associated with building regulations. Over the years the City has built toilet blocks in many locations to improve the amenity of the municipality and to support access to activities within the municipality. The provision of these buildings has led to both a contingent maintenance and renewal liability for the City, and a set of expectations about when the City will provide Public Toilet Buildings. 	<ul style="list-style-type: none"> R3: The development of a Public Toilet Provision Strategy and Design Guidelines (incorporated into Landscape Guidelines) which aims to: <ul style="list-style-type: none"> Detail a network provision plan that will ensure a strong network of these spaces; Contribute to the amenity of residents and visitors through the provision of high quality, accessible public toilets at suitable locations within the City; and Ensure the provision of public toilets of suitable quality and condition to support activities within the City is developed and is sustainable within the resource base of the municipality.
Outdoor Youth Spaces Strategy and Design Guidelines (Currently being developed)	<ul style="list-style-type: none"> Over the last 20 years, activities such as skating and BMX, were considered the most popular outdoor activities amongst the young people demographic. This resulted in many Local Government Authorities providing skate and BMX facilities in response to requests from young people or interested parties in the form of petitions or direct requests to the City. The result of these pressures has been an ad hoc approach to past building development due to the absence of an overall strategy that provides guidance in terms of locations, amount and function design elements, often leading to a number of lower-priced, semi-permanent local skate parks and dirt BMX tracks in poor locations. This approach has not necessarily addressed the long-term facility provision issues and is not an effective use of City resources; and It is expected that the strategy/guidelines will outline current day information about planning, provision, design and development in regards to its planned and existing facilities to enable a sound planning approach prior to making long-term investment decisions. In addition, the strategy and design guidelines will establish justifiable strategic directions in terms of provision, classification, planning, design and development for all existing and future planned outdoor youth spaces within the City as well as provide recommendations that address immediate and long-term community needs at existing and future planned facilities (next 15 years). 	<ul style="list-style-type: none"> R2: The Outdoor Youth Spaces Strategy and Design Guidelines incorporate applicable changes within the Standards of Provision. This strategy will detail a network provision plan that will ensure a strong network of these spaces.

Document	Finding/Impact	Recommendation
<p>Outdoor Exercise Area Design Guidelines (Currently being developed)</p> <p>Outdoor Exercise Area Strategy (Potential)</p>	<ul style="list-style-type: none"> Outdoor Exercise areas encourage the City's residents to stay active and enjoy the outdoors, and provide an opportunity to contribute to their own personal health and well-being; The Outdoor Exercise Area Design Guidelines will assist in determining the optimal mix of outdoor exercise area facility provision in the municipality. The guidelines will establish where the City should construct these outdoor exercise areas, what should be included in each of these areas as well as when they should be constructed; and The strategy is expected to outline current day information about planning, provision, design and development in regards to these facilities to enable a sound planning approach prior to making long-term investment decisions. 	<ul style="list-style-type: none"> R3: The development of an Outdoor Exercise Area Provision Strategy to guide the delivery of outdoor spaces across the City in line with industry design guidelines. This strategy will detail a network provision plan, to ensure that will ensure a strong network of these spaces.
<p>Open Space and Community Building Parking Provisions (Potential)</p>	<ul style="list-style-type: none"> When determining the parking provision for open space, there is not set criteria within the Local Planning Policy, nor is there any parking legislation; In regards to community centres, when previously designing car parks the City had adopted the following ratio: Recreation – Public: 1 space for every 4 persons, based on the maximum capacity of all facilities when used simultaneously; and Instead of using the accumulated total of public use spaces within the building (function room, meeting rooms, and activity rooms) and providing parking bays based on this total (resulting in the number of bays provided being excessive for the type of building), the largest of the function space accommodation schedule is utilised. It is typical that when the larger function space is hired, the remaining spaces remain closed for use. 	<ul style="list-style-type: none"> R3: The development of open space and community building parking provisions which includes: <ul style="list-style-type: none"> A review of other local government vehicle parking standards; A review of best practice vehicle parking standards from within Australia and internationally; and Consultation with relevant state government agencies.

Table 12: Internal Consultation Findings and Recommendations

Document	Finding/Impact	Recommendation
Traffic Management	<ul style="list-style-type: none"> Open space pathways - minimum width of 3m for services, removable bollards, adequate expansion joints, footpaths adjoining parks should be attached to kerbside to reduce maintenance requirements (no verge), reinforced to be able to handle maintenance trucks; and Laws changed whereby adults can ride on any path, wider paths should be constructed to cater for this. 	<ul style="list-style-type: none"> R2: Incorporate a minimum width of 3m for open space pathways that have been identified as physical activity paths within the Landscaping Guidelines Review;
Car Parking	<ul style="list-style-type: none"> Consider shape of area; Single entry point and single exit point (away from each other to create a better flow of traffic & easier way finding); and If cannot provide an adequate amount of parking, must ensure effective pedestrian and cycle network access. 	<ul style="list-style-type: none"> R1: Incorporate findings from internal consultation within the development of open space and community building parking provisions into the Standards of Provision design guidelines.
Land	<ul style="list-style-type: none"> City prefers to have freehold land as opposed to State owned: <ul style="list-style-type: none"> Freehold allows City to utilise land as they wish; State dictates what City does with land is State owned; and Preference for 2 separate lots when allocating open space and pavilion/community building – No commercial use on state reserve, state reserves can only be used for purpose it is zoned as. 	<ul style="list-style-type: none"> R1: The Standards of Provision identify that open space and community buildings must be provided/ constructed on separate lots.
Water Sensitive Urban Design	<ul style="list-style-type: none"> Concepts and understanding are different across the City within different Business Units; WSUD often oversized & poorly implemented; Through the implementation of Liveable Neighbourhoods (LN), WSUD is impacting on unrestricted POS; Essentially WSUD's priority is not drainage for stormwater, it's about water quality treatment for a small sized rain event (15mm rainfall event); Most WSUD will fail due to maintenance issues, not poor design; and Needs proper maintenance or does not function adequately. 	<ul style="list-style-type: none"> R2: The development of specific WSUD guidelines to be included in the City's Landscape Design Guidelines.
Buffers	<ul style="list-style-type: none"> Bushland – need to have a buffer if POS is adjoining – could be boardwalks – need to weigh up uncontrolled vs. controlled access; and Developers don't often understand need for buffer - No-Go Zones, Natural Areas. 	<ul style="list-style-type: none"> R1: The Standards of Provision have adopted the use of buffers to separate wetlands and conservation areas from other types of open space. The Standards note the seven stages set out by the Guidelines, in order to establish an appropriate buffer between wetlands and existing or proposed development, which includes: <ul style="list-style-type: none"> Step 1- Acknowledge existence of wetland; Step 2 - Identify wetland attributes, wetland management category and establish management objective; Step 3 - Define wetland function area; Step 4 - Identify threatening processes; Step 5- Identify role of separation; Step 6- Establish separation requirement; Step 7- Apply separation requirements to proposal and assess its ability to achieve management objective; and R2: The seven stages will need to be detailed within the City's Landscaping Design Guidelines.
Use of LED lighting in open space	<ul style="list-style-type: none"> Require twice as many poles; Currently cost double compared to traditional lighting types; Not worth @ local POS but should be considered at higher level facilities; and Must use a high quality LED. 	<ul style="list-style-type: none"> R2: Through the Community Building Design Guidelines and Landscaping Guidelines, include the provision of LED lighting in long stay open space and higher level community infrastructure.
Naming of Buildings and Signage	<ul style="list-style-type: none"> Require consistent approach 	<ul style="list-style-type: none"> R1: The Standards of Provision outlines Naming of Building and Signage Principles; and R2: The Naming of Buildings and Signage Principles developed by the City's Marketing Business Unit must reflect the Standards of Provision.
Hydro-zoning/Eco-zoning	<ul style="list-style-type: none"> In new parks, City should ensure irrigation is concentrated on turf and the rest is dry in an effort to conserve water. 	<ul style="list-style-type: none"> R2: Water saving design such as hydro-zoning, must be incorporated within the Landscape Guidelines. For example ensure irrigation is concentrated on turf and the rest is dry in an effort to conserve water.
Way Finding	<ul style="list-style-type: none"> Identity of not only POS but also the larger POS networks 	<ul style="list-style-type: none"> R2: Develop Open Space Way - Finding Signage Design Guidelines to be incorporated in the Landscape Guidelines.
Building ESD	<ul style="list-style-type: none"> LED lights & Solar Panels – should be included in all new buildings; Rain water harvesting – Large buildings; Need guidelines/standards around ESD in new buildings – opportunity for generic water and energy efficiency measures (similar to Green Star Rating) – must consider what ESD mechanisms go into what building. 	<ul style="list-style-type: none"> R2: Ensure ESD is implemented within the Community Building Design Guidelines; R2: The balance between the cost of ESD and its effectiveness should be taken into account within the Community Building Design Guidelines.
IT in Buildings	<ul style="list-style-type: none"> IT must be considered in initial planning & building design – electrics and communication design, to ensure that things aren't omitted from budget; and Remove single points of failure – ensure a triangle of connection in new facilities especially in large scale facilities such as libraries and aquatic 	<ul style="list-style-type: none"> R2: The Community Building Design Guidelines must ensure that IT is considered in the initial planning and design of community buildings.
Single Points of Failure	<ul style="list-style-type: none"> Ensure a triangle of connection in new facilities especially in large scale facilities such as libraries and aquatic <ul style="list-style-type: none"> Preference for: <ul style="list-style-type: none"> Fibre; Microwave Link (mast) – require direct line of sight to one of our connections; and Leased Line. 	<ul style="list-style-type: none"> R2: The Community Building Design Guidelines should outline the preference for community building connectivity (1. Fibre, 2. Microwave Link, 3. Leased Line) and ensure that at least two methods of connectivity are available at major facilities to avoid single points of failure.
Play Spaces	<ul style="list-style-type: none"> City has \$1.5 million of playground infrastructure and only \$250 000 per year to maintain. City not able to renew all playgrounds which require renewal, renewing 3-4 a year, either need to rationalise playgrounds or require more money to have a proper renewal program. 	<ul style="list-style-type: none"> R2: A review of the current 2007 Play Space Strategy, including consideration of where the Strategy sits and the potential definition change; R2: A review of the current 2007 Play Space Strategy and the incorporation of the design guidelines within the strategy into the Landscape Guidelines; R3: The development of a Play Space Strategy which includes: <ul style="list-style-type: none"> A review of current and future Place profiles; A review of current play spaces - What is working well and what is not; The development of a network provision plan, to ensure that will ensure a strong network of these spaces; and Identification of opportunities for current play spaces or land that is currently being underutilised.

Table 13: Changes in Terms and Definitions

Previous Definitions	Findings	Proposed Definition	Recommendation
Public Open Space and Community Facilities Strategy	<ul style="list-style-type: none"> The Public Open Space and Community Facilities Strategy is not a strategy (plan of action designed to achieve a long-term or overall aim). 	Standards of Provision: Open Space and Community Buildings	<ul style="list-style-type: none"> Update definition to Standards of Provision (basis of comparison/approved model).
Community Facilities	<ul style="list-style-type: none"> Community facility (something built to serve a specific function) was identified as potentially encompassing both open space and community buildings. 	Community Building	<ul style="list-style-type: none"> Update definition to community buildings in order to be more specific; and Update definition to align better with other City documents (Community Building Design Guidelines etc.)
Destination Parks	<ul style="list-style-type: none"> The City considers all open space, including parks to be a destination. The higher that an open space is in the hierarchy, typically the higher the level of embellishment. People will be more likely to travel a larger distance to these open spaces and the amount of time people stay at these spaces will be longer. 	Short Length of Stay Long Length of Stay	<ul style="list-style-type: none"> Update the term destination park to reflect the length of stay – either short or long lengths of stay - to determine the level of embellishment within open space.
N/A	<ul style="list-style-type: none"> Require an all-encompassing term for both public open space and community buildings. 	Community Infrastructure	<ul style="list-style-type: none"> Utilise community infrastructure as an all-encompassing term for both open space and community buildings.
Passive Public Open Space Active Public Open Space	<ul style="list-style-type: none"> Terms previously utilised to describe the functions of open space; The term passive open space was used to describe areas designated for recreation and informal activity and active open space was used to describe areas for structured, organised sport; and It is now understood that open space facilitates a number of uses above and beyond just passive and active space, and spaces may incorporate a number of functions. 	Sporting Open Space Nature Open Space Recreation Open Space Kick About Open Space Play Space	<ul style="list-style-type: none"> Utilise updated terms in line with definitions set out in section 4.5.2.

4.2 Open Space and Community Buildings Benchmarks and Criteria

The future provision of open space and community buildings will take into account a number of factors including community need, population and distance standards, location and design criteria, hierarchy levels, land quality and function. These are generally expressed in terms of benchmarks and criteria.

The following benchmarks and criteria were developed based on the *Standards* review and background research undertaken, and will be used to determine the level of provision of open space and community buildings within the City. In broad terms, the benchmarks and criteria are utilised to provide community infrastructure with the following considerations in mind:

- Size, role and composition of the community infrastructure;
- Access and travel patterns;
- Physical characteristics;
- Local competition; and
- Development trends.

Hierarchy: A hierarchy of provision ensures that appropriate open space and buildings are provided for distinct catchments, with larger infrastructure serving a larger population, and smaller catering for local needs. Ratios are used to evaluate the number or size of buildings and open spaces required across different locations. Benchmarks can either be on a population or distance catchment basis.

Function: In conjunction with hierarchy, the potential function of open space and community buildings must be considered during the planning phase, to ensure that buildings and spaces are designed fit for purpose.

Use: The uses of each open space and community building must be understood in order to ensure the design and embellishment can cater for the various community uses. By considering the potential uses within a particular open space or community building, the City can ensure equitable access for all community members.

Length of stay (open space only): The City considers open space to have either a short length of stay, or long length of stay. A certain level of design and embellishments will determine the amount of time people stay in open space.

Typically, all community buildings have a long length of stay ability, with the exception of public toilets.

Standards of Provision Framework: The planning of all open space and community buildings must be based on the hierarchy, function, use, and its intended length of stay, as identified in the framework.

Place measures will be used, to ensure open space and community buildings are fit-for-purpose. Place measures include:

- Local knowledge;

- Community needs and wants;
- Location and geography, including functionality of land; and
- Local context.

4.3 Open Space and Community Buildings: Planning Principles

Planning for new, renewal or redevelopment of open spaces and community buildings must be in accordance with the Principles in Figure 4.

Sustainability: Core to providing and maintaining open space and community buildings is balancing the current and future needs of the community, the environment and the economy. Sustainability in open space and community buildings principally involves ensuring appropriate use and protection of resources, waste minimisation and energy efficiency, the implementation of both water sensitive urban design and environmentally sustainable design, and appropriate use of public assets.

Quality and enjoyment: Open space and community building design should enhance the physical quality and appearance of public places, helping to reinforce a place's identity and making it a more attractive environment for people to gather and interact with each other. Open spaces that are inviting and enjoyable can attract more people and more frequent use, thus having a greater impact on community health. Community buildings that have a civic quality, sense of stability and appropriate level of amenity will create important place in the community.

Diversity, flexibility and innovation: The City recognises the diversity of places that it manages and is mindful of the importance of open space and community buildings in creating a sense of place and belonging. It aims to provide a diverse range of experiences and opportunities across the City. Implementation must be responsive to community needs and local issues. Flexible and innovative solutions should:

- Recognise that communities are dynamic and constantly undergoing change;
- Be sufficiently robust and flexible to provide opportunities for adapting buildings to meet changing needs;
- Consider flexible and innovative approaches to management which will promote opportunities for partnership, collaboration and coordination between government, non-government agencies and the community; and
- Recognise that in certain situations cash-in-lieu of new open space or community buildings is more appropriate to fund improvements to existing open space and community building is more sustainable.

Access and equity: A range of open spaces and community buildings of different size and function should be accessible to all of the City's residents and visitors. There should be an equitable distribution in terms of the amount, condition, and amenity across the City so that locations, user groups or segments of the community are not disadvantaged. All user groups and community members should be equally considered in the design and development of open space and community buildings. There is a responsibility to

consider intergenerational equity and ensure fit-for-purpose open spaces and community buildings are available for future generations.

Financial responsibility: The City must be accountable and responsible for its use of public funds and assets. The provision and maintenance of open space and community buildings must represent an efficient use of resources through cost-effective design and operation. An appropriate balance between full life cycle cost and community benefit must be achieved.

Integration: Open space should be integrated with the urban and natural environment in recognition that it does not operate in isolation with other community functions. This integration can encompass the co-location of facilities such as park amenity and sporting buildings, or the inclusion of significant vegetation, that enhances and compliments the open space. Where an agency requires the retention of a space (such as resource enhancement wetlands or of heritage significance) the management of that space should be first offered to that agency. The City will seek to build partnerships in such instances but partnerships should not be at the expense of meeting the functional needs of residents.

Consultation and collaboration: Consultation is an important element when developing any open space or community building. All relevant stakeholders and community groups should be consulted to ensure the best outcome is achieved. The following should be adopted in the planning of open space and community buildings:

- Fair, open and participatory processes will be used in planning for buildings; and
- To achieve this, the active involvement of the community including social and commercial groups as well as other government and non-government agencies will be encouraged in planning, development and review processes.

Safety: For a place to function effectively it must be safe. Elements that must be considered include the design and location of open space and community buildings, as well as the embellishments within them. The natural surveillance of open space and community buildings, and amenities should be enhanced by locating facilities in active and accessible locations.

Figure 4: Open Space and Community Buildings - Planning Principles

4.4 Open Space and Community Buildings: Thresholds for Urban Development

Thresholds inform when the provision of infrastructure will occur and are important in ensuring that residents to a new growth area have access to a certain level of infrastructure. Therefore, the population threshold that indicates when construction begins must be clarified during the initial planning stages of a community. The timing for whole or part building construction should be based on the following broad thresholds:

- When 30 per cent of the forecast lots have been created in the catchment, local and neighbourhood level facilities will, at a minimum, be in the design phase; and
- When 50 per cent of the forecast lots have been created in the catchment, district facilities will, at a minimum, be in the design phase.

In some cases, facilities may be built in two stages; the first to serve the local catchment, and the second to serve the wider catchment. Thresholds of provision are therefore highly dependent on the building and catchment, however the threshold triggers need to be identified at structure planning stage to enable forward planning.

Thresholds in brown field areas will need to be adjusted to reflect the existing community, especially when considering the impacts of the City's Urban Housing Strategy (increased densification). Consideration should be given to the intention of the green field thresholds that a building will be available once sufficient population exists.

The City encourages the development of larger open spaces such as kick-about and playing fields as a priority in new development areas. These spaces will accommodate a number of uses and associated embellishments that smaller open spaces cannot provide, in particular providing a space for community activation through sporting and recreational groups.

4.5 Standards of Provision: Open Space

This section sets out the standards of provision for Open Space within the City. Standards of provision for Community Buildings are set out in section 4.6.

4.5.1 Open Space: Hierarchy

Regional Open Space

- Defined under a regional or sub-regional structure plan and/or included in a region scheme and set aside for acquisition;
- ROS serves one or more geographical or social regions and will attract visitors from outside of any one local government area;
- Size is variable and dependant on function (when sporting space is identified, then elite level functions are required, allocations for playing fields and sports facilities should be 20+ha in area); and
- Long-stay open space.

District Open Space

- Services several neighbourhoods;
- Principally designed to provide for formalised organised sport;
- Typical site size is 5ha to 15+ha;
- Within 2km or 5 minute drive; and
- Typically, a long stay open space.

Neighbourhood Open Space

- Services surrounding community;
- Typical site size is 1ha to 5ha;
- Within 800m or 10 minutes of safe walking distance; and
- Typically, a short stay open space unless sport is being played.

Local Open Space

- Services immediate residential population;
- Typical site size is 0.4 ha to 1ha;
- Within 400m or 5 minutes of safe walking distance; and
- Short stay open space.

Linear Open Space

- Long, narrow open space sites that are longer than they are wide;
- Must be overlooked by adjoining residential lots for at least 50 per cent of their length;
- Can assist in connectivity, encourage pedestrian movement, provide ecological corridors and opportunities for living streams by retaining key landform features;
- Cannot be credited as open space contribution if classified as restricted open space; and
- Short stay open space.

Small Open Space

- Located in close proximity to activity and industrial centres, or within 200 metres of another open space site in order to establish connectivity;
- Typical site size is less than 0.4ha;
- Cannot be credited as open space contribution (may be permitted if open space smaller than 0.4 hectares is classified as unrestricted and can be shown to have a strong community benefit) and
- Short stay open space.

4.5.2 Open Space: Function

Open space serves a wide range of functions within the urban and rural fabrics of a community. The City uses the categories of recreation, sporting, nature, kick-about and play space when planning and maintaining open space. In practice, many spaces function as two or more of these categories.

Recreation Space: Spaces which enhance physical and mental health through activity that provides relaxation, amusement or stimulation. These spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward. Recreation spaces include gardens and open parklands, amenity spaces, community use facilities, civic commons, or squares.

Sporting Space: Refers to spaces which provide a venue for organised sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surfaces, buffer zones and infrastructure requirements of specific and general sporting activity. Players and spectators attend with the express purpose of engaging in organised sporting activity, training or competition or watching the game. Most sport spaces can be accessed by community members for informal sport and recreation.

Nature Space: Spaces that provide the opportunity for low-impact recreational activities, such as walking, cycling, picnicking, playing, watching or exploring natural features. These spaces may include bush land, coastal areas, wetlands and riparian habitats, and geological and natural features. Sites are managed to enable recreational access while protecting local ecological and biodiversity value.

Kick-About Space: With limited sizeable open space for organised sport, it is essential that the City consider a sizeable unrestricted open space that functions in a multi-purpose capacity, to provide an opportunity for un-organised social games. This type of active recreation is an essential component to the overall open space network that will provide the community with a suitable area for informal sport. Kick-About Spaces are particularly important where local residents do not have a nearby district sporting space.

Play Space: Traditionally, children's play areas have been referred to as playgrounds. The City has chosen to adopt the term 'play spaces' as it recognises that an entire open space can offer play opportunities above and beyond a designated playground. A play space can incorporate an entire open space site or a small area within a site. Play opportunities do not necessarily have to take the form of traditional play equipment. Trees, logs, rocks or land forms may offer equally interesting and valuable play experiences.

4.5.3 Open Space: Length of Stay

Historically, the City has utilised the term destination park to identify what would now be considered a long stay park. The City considers all open space, including parks to be a destination, and therefore will utilise the length of stay – either short or long lengths of stay - to determine the level of embellishment within open space.

The City defines embellishment as the provision of infrastructure in order to create a high level of amenity and enhance user satisfaction within all open spaces. Embellishments include:

- Activity options – play and recreation opportunities irrespective of age and ability;
- Furniture - tables, seats, bins, BBQ's, shelters;
- Public amenities – toilets, showers;
- Sports playing field infrastructure – goal posts, multi-use games areas, lighting and fencing;
- Signage and pathways; and
- Landscaping, that protects and enhances the environmental, cultural and heritage values of an area.

The level of embellishment within an open space must be commensurate with the level of hierarchy as set out within the Standards of Provision. People will be more likely to travel a larger distance to these open spaces and the amount of time people stay at these spaces will be longer. The longer the people stay in a single open space will typically increase the level of embellishment required. Alternatively, if a local space has a high level of embellishment, it will attract many uses and more people may be more likely to travel to this space, where there is limited parking, no public toilets etc. creating negative impacts on the immediate neighbourhood.

Short Length of Stay

Small, Linear, Local and Neighbourhood open spaces are considered to have a short length of stay. These spaces should be designed and embellished for the immediate community who should be encouraged to visit these spaces via local pedestrian and cycle networks.

Long Length of Stay

District & Regional open spaces are considered to have a long length of stay. These spaces will attract a larger population catchment, & therefore require embellishments to facilitate a greater length of stay for those who may not reside within the immediate neighbourhood (further than 2km away). Embellishments within a long stay space, depending on function, may include public toilets, parking provision, BBQ's, drink fountains. The consideration of effective pedestrian and cycle networks as well as additional parking provision is particularly important when creating a long stay open space with a high level of embellishment. This is to ensure that residents surrounding the open space are not negatively impacted by a large amount of people utilising the space.

4.5.4 Open Space: Uses

The City considers a number of uses as appropriate within open space. Each different use will require different design considerations and different levels of embellishment because of the various way communities utilise these spaces.

It should be noted that one space may incorporate a number of complimentary uses, and the design and embellishment requirements of each use must be considered. In addition to complimentary uses, spaces may facilitate a range of local, district and neighbourhood requirements, it is imperative this is considered in the design and embellishment phase of open space planning.

Potential open space uses include:

- Organised Sport (including turf, hard-courts and equine);
- Off-Lead Dog Exercise (the City does not support fenced off-lead dog exercise areas in unrestricted open space);
- Outdoor Exercise;
- Children's Play;
- Youth Recreation (beyond skate and BMX parks);
- Casual, unorganised sporting activities;
- Community Event Space;
- Connecting With Nature;
- Bushland Conservation;

- Wetland Conservation;
- Creation of an open space network;
- General Recreation; and
- Water Treatment (WSUD).

Whilst the above list does not identify an exhaustive list of open space uses which the City provides for, it identifies the uses which cater for a broad section of the population.

The following Table 14 identifies uses and required population catchments as set out by Parks and Leisure Australia – Western Australian Branch.²⁰ These population catchments should be used in conjunction with the Open Space Framework in section 2.5.5 in order to establish appropriate distribution of not only open space but the embellishments within these spaces.

It should be noted that a number of recommendations from the *Standards* review require ongoing work to establish population catchments for uses such as off-lead dog exercise areas, community gardens, youth recreation – beyond skate and BMX parks, nature play and outdoor exercise equipment.

Table 14: Open Space –Uses and Embellishment Catchments

Use	Population Catchment
(Organised Sport)-Sports Space	1:4,000-5,000
(Child’s Play)-Play Space	Neighbourhood-1:2,000 District-1:8,000-10,000 Regional-1:50,000
(Youth Recreation)-Skate Park	Neighbourhood-1:5,000-10,000 District-1:10,000–25,000 Regional -1: 25,000-50,000
(Youth Recreation)-BMX Dirt Track Facility	District-1:10,000-30,000
(Youth Recreation)-BMX Formal Bitumen Track	Regional -1: 50,000+

4.5.5 Open Space: Framework

The following framework will be applied to existing and future open space assets:

²⁰ Parks and Leisure Australia – Western Australian Branch 2012, Benchmarks for Community Infrastructure

Table 15: Open Space Framework

Hierarchy	Recreation	Sport	Nature	Kick About	Play Space	Description	Size	Indicative Catchment	Length of Stay	Potential Uses	Embellishments to Consider
Local	✓	x	✓	✓	*	Small parklands that service the recreational needs of the immediate surrounding area. They provide basic embellishment commensurate with short stays with higher levels of embellishment expected on larger spaces.	0.4 –1 ha Nb. In the case of a Kick About space, there must be enough unrestricted space to kick a ball, play a small game of cricket etc. ◊	<ul style="list-style-type: none"> >400m 	Short Stay	<ul style="list-style-type: none"> Connecting with Nature Creation of an Open Space Network Casual, unorganised sport General Recreation 	<ul style="list-style-type: none"> Unrestricted turfed area Verge Paths Natural Shade∞ Security Lighting□
Neighbourhood (All other functions)	✓	x	✓	✓	✓	Serves as the recreational and social focus of a community where residents are attracted by the variety of features, and opportunities to socialise. When a play space is to be included, the identified site should focus on a specific age category & offer a suite of play opportunities tailored toward the toddler, junior and intermediate ages.	1-5ha◊	<ul style="list-style-type: none"> 800m 	Short Stay	<ul style="list-style-type: none"> Off-lead Dog Exercise Outdoor Exercise Connecting with Nature Creation of an Open Space Network Casual, unorganised sport Children’s Play Youth Recreation General Recreation Community Event Space WSUD● 	<ul style="list-style-type: none"> Natural Shade∞ Multi-use Games Areas Play Space Youth Space Drink Fountain Security Lighting Outdoor Exercise Equipment Paths through open space
Neighbourhood (Sporting Function ONLY)	✓	✓	✓	✓	✓	Although sport spaces are permitted at a neighbourhood level, it is preferred that these sites are located within district sized areas, as two sports ovals can be incorporated into a district site maximising the ability to use the spaces. Sporting types accommodated within spaces will be identified on local demand through Place Measures.	1-5 ha The sport space must be senior sized and there must be minimum provision of 2.9ha of flat turfed area. Δ	<ul style="list-style-type: none"> 800m 	Long Stay	<ul style="list-style-type: none"> Organised Sport Off-lead Dog Exercise ∅ Outdoor Exercise Connecting with Nature Creation of an Open Space Network Casual, unorganised sport Children’s Play Youth Recreation General Recreation Community Event Space WSUD● 	<ul style="list-style-type: none"> Sports Pavilion/Stand-Alone Change Rooms Minimum floodlighting to training standard for predominant sport Public Toilet Natural Shade∞ Multi-use Games Areas Play Space Youth Space Drink Fountain Security Lighting Outdoor Exercise Equipment Sport training nets Paths on perimeter of sporting space Additional car park to cater for long stay function
District	✓	✓	✓	✓	✓	Principally provides for organised formal sport and recreation for multiple surrounding neighbourhoods. These are high amenity open spaces suitable for regular sporting events or festivals. They provide a significant visual break in the urban environment. District spaces should provide play opportunities for a wide age range (junior to teenager) and ensure that some appropriate, accessible play opportunities are provided for children with disabilities.	5-20 ha Sport >15ha A minimum provision of 4.8ha of flat turfed area to meet the needs of the sporting community, and maximise the financial viability and use of the sporting space. Δ There must be the provision for at least 2 senior AFL- size oval spaces within district open spaces. This requirement does not mean every sports space within the City will be oval sporting spaces but instead can be retrofitted to suit any sport into the future.	<ul style="list-style-type: none"> 2kms 	Long stay	<ul style="list-style-type: none"> Organised sport excluding equine Off-lead Dog Exercise Outdoor Exercise Connecting with Nature Creation of an open space network Casual, unorganised sport Children’s Play Youth Recreation General Recreation Community Event Space WSUD● Bushland/wetland conservation 	<ul style="list-style-type: none"> Sports Pavilion/Stand-Alone Change Rooms Minimum floodlighting to training standard for predominant sport Public Toilet Natural and Artificial Shade Multi-use Games Areas BBQ ∅ Play Space Youth Space Drink Fountain Security Lighting Outdoor Exercise Equipment Paths through open space/perimeter of sporting space Additional car park to cater for long stay function If identified as event/festival space, the following would be required: <ul style="list-style-type: none"> 3-phase power Shade Vehicle Access Storage Public Toilets Potable water access
Regional	✓	✓	✓	✓	✓	The largest provision of open space in the community, they are the focal points for organised sport, recreation, conservation and environmental features. Serve not only residents of the City but the wider region. Provides both the highest quality of facilities and quantity in one space to cater for the most intensive usage of all spaces.	Size dependant on function. Sport >20 ha	<ul style="list-style-type: none"> Majority of users will drive Serves the region 	Long stay	<ul style="list-style-type: none"> Organised sport Off-lead Dog Exercise Outdoor Exercise Connecting with Nature Creation of an open space network Casual, unorganised sport Children’s Play Youth Recreation General Recreation Community Event Space WSUD● Bushland/wetland conservation 	<ul style="list-style-type: none"> To be determined in line with function and uses

* The provision of play spaces within local open space should only be considered where there is an identified gap in provision, otherwise play spaces should only be installed in neighbourhood, district and regional spaces. A neighbourhood level play space will create greater access for the wider community to use, allow for greater rationalisation of play spaces and save on maintenance and life cycle costs of play space equipment.

Δ The orientation of playing fields will be determined by the specific sporting code it is designed for. Refer to City's *Landscape Design Guidelines* for further information.

◇ Refer to City's *Landscape Design Guidelines* for minimum dimension requirements.

⊕ Under Local Law all reserves located in the City, except for those set out within the City of Swan Dog Exercise and Dog Prohibited Areas, are specified as dog exercise areas except for:

- An area being used for sporting other activities, as permitted by the City, during times of such use;
- A car park; and
- Any through fare.

∞ In order to maximise usage of open spaces, the City may permit artificial shade to be installed, whilst natural vegetation establishes.

□ Security lighting is only permitted when local open space acts as a key pedestrian network thoroughfare.

● Natural hydrology should be mimicked, where possible, by minimising the effective imperviousness of a catchment, and disconnecting constructed impervious surfaces from receiving water bodies by preventing direct stormwater discharge from piped drainage systems. The priority for water sensitive urban design is water quality treatment and not drainage for stormwater therefore should only be designed for small sized rain events where water is able to be treated (15mm rainfall event). The management - through retention and/or detention - and treatment (if required) of stormwater from constructed impervious surfaces generated by the first 15 mm of rainfall at source as much as practical. Larger rainfall events should be catered for through other stormwater management methods which do not impact on the required open space contribution.

Ω In the case of a BBQ being installed at a district open space, public toilets must also be installed.

4.5.6 Open Space: Location and Design Criteria

In addition to the benchmarks, location and design criteria are specified for open space and should be referred to where relevant. The City’s Landscape Guidelines (currently under review) provide further detailed guidance on specific criteria.

Location Criteria	Design Criteria
<ul style="list-style-type: none"> • Access to open space by public transport, walking and/or cycling. • Connected using trails, green links and way-finding signage (including walk and/or bike paths). • Co-located (or sharing) with other facilities or activity centres to facilitate multi-purpose trips. • Strong access networks from activity centres to residential areas and open spaces. • Quantity of open space to serve community needs. • Support economic development in alignment with the City of Swan Economic Vision and Strategy. • Ensure open space is located with safety in mind. • Local spaces to be walking distance of most users. • Regional, district and key neighbourhood spaces served by public transport. • Separate lots are required when allocating open space and community buildings. 	<ul style="list-style-type: none"> • Naming of open space must follow Landgate policies and be consistent with City branding. • Integrate water saving measures – this includes adherence to the City’s water matrix. • Respect local indigenous landscapes. • Maintain and/ or enhance the integrity of significant natural features that adjoin or are within the space. • Support efficient maintenance procedures, including water and energy efficiency. • Spaces to look and feel larger than they are. • Exciting, adaptable and flexible spaces. • At least two universal access points to all open spaces. • Separate entry and exit point in open space car parks. • Reinforced 3m physical activity footpaths (allow services traffic access). • Universally accessible walking and/or cycling paths. • DSR Sports Dimension Guidelines must be adhered to. • Integrate crime minimisation principles into open space. • Buffers must be utilised to separate wetland and conservation areas from other types of open space.
<p>Location criteria supports the following initiatives:</p> <ul style="list-style-type: none"> • Adjoining uses face the open space. • Avoid isolation of open space. • Public toilets located in a well-used and passively surveyed area, with the entrance clearly visible. 	<p>Design Criteria supports the following initiatives:</p> <ul style="list-style-type: none"> • Use of alternative grasses and landscaping (including mulch) – focus of hydro-zoning. • Use of synthetic surfaces, assessed on a case by case basis. • Use design features, such as boardwalks, to control access and minimise the spread of invasive species. • Use of long life, hard wearing materials. • Provision of spectator areas and facilitation of passive surveillance through utilisation of natural undulation. • Provision of shaded rest areas (through vegetation or otherwise). • Limiting use of dense shrubbery to minimise crime. • Use of security lighting to increase perception of safety as required (whilst considering neighbouring uses). • Ensuring clear and visible sightlines. • Semi-transparent fencing to allow passive surveillance. • Avoid large expanses of blank walls, or mitigate using vegetation (e.g. creeper plants) or graffiti resistant paints. • Avoid areas that are closed and isolated. • Use of public art within open space to enhance amenity.

Figure 5: Open Space – Location and Design Criteria

4.6 Standards of Provision: Community Buildings

4.6.1 Community Buildings: Hierarchy

Community building hierarchy is very similar to the hierarchy utilised for open space, in that there are neighbourhood, district and regional levels. The local level is omitted due to the ability of community buildings to provide a greater access and reach, and therefore local level buildings are not required.

Regional Community Buildings

- Size is variable and dependant on function;
- Rarely built building - only a small number within the municipality; and
- Long stay building.

District Community Buildings

- Services several neighbourhoods;
- Within 10km or 20 minute drive; and
- Typically a long stay building.

Neighbourhood Buildings

- Services surrounding community;
- Within 800m or 10 minutes of safe walking distance; and
- Typically, a short stay building.

Ancillary Building

Ancillary buildings are those which are not assigned to a particular classification but instead are considered to be an embellishment within or adjoining an open space or community building. Ancillary buildings can enhance the quality of spaces and buildings by increasing the number of potential uses, for example a storage shed may allow an additional sports club to utilise a space, or a public toilet would support a long stay open space. Ancillary buildings can include:

- Public Toilets;
- Storage Sheds;
- Maintenance Sheds; and
- Bin Storage.

4.6.2 Community Building: Function

Core Functions of Community Buildings

The functions of community buildings considered in the *Standards* include:

- Community centres and halls;
- Sporting Pavilions;
- Arts and culture infrastructure;
- Youth facilities and spaces;
- Libraries and Place Service Hubs; and
- Recreation and Leisure Centres.

Whilst the above does not identify an exhaustive list of the community buildings which the City provides, it identifies the buildings which cater for a large range of uses that the City would provide for.

It is important to note that the *Standards* do not address one-off or unique buildings within the City such as:

- Swan Valley Visitor Centre;
- City of Swan Administration Building;
- HAAC;
- Lotteries House;
- RSL Clubs;
- CWA Halls;
- Men’s sheds;
- Small Business Incubator Hubs; or
- Community Workshops.

4.6.3 Community Building: Uses

The City considers that all community buildings can be multi-use, notwithstanding, the practicality and functionality of each. Some of the uses identified within these *Standards* may have historically been considered as sole or primary functions of a community building. In order to rationalise community buildings, provide equitable access and provide a high standard of community buildings, the City designs and embellishes community buildings with shared use in mind. The following Table 15 identifies typical uses of community buildings and the embellishments that should be considering when including these uses into community buildings. It should be noted that these uses were the only community building uses which had available population catchments.

Table 16: Community Buildings – Uses

Use	Community Building	Population Catchment	Items to consider
Playgroup	Community Centre	1:4,000-6,000	<ul style="list-style-type: none"> • Storage with external access to play space • Fenced play space adjoining centre
Seniors Space	Community Centre	1:20,000-30,000	<ul style="list-style-type: none"> • Accessible – building design and networks
Sports Clubs	Sports Pavilion	1: District Sporting Space	<ul style="list-style-type: none"> • Large storage areas • Kiosk • Change rooms
*Outside School Hours Care	Community Centre	1:4,000-6,000	Regular users Large storage Should adjoin school site
*Maternal & Child Health Service	Community Centre	1:30,000-50,000	

* It should be noted that local governments were historically the providers of specifically designed community buildings or community building inclusions for these services, but this is no longer considered a role of the City.

The design and embellishment requirements of each potential use must be considered but one use should not be prioritised above another. Community buildings should be designed and embellished to provide access to the highest percentage of the population as possible within a community.

Often one community building will incorporate a number of complimentary uses above and beyond those listed in Table 15. Additional community building uses which are predominant throughout the City include:

- Religious Groups;
- Seniors Associations and Groups;
- Sewing and Arts Groups;
- Progress/Residents Groups;
- Scouts and Guides;
- Government Agency Services;
- Children and Youth Services Programs – literacy, tutoring (not typically held in youth centres);
- Indoor Fitness and Recreation – dance, martial arts, yoga, Pilates; and
- Country Women’s Associations.

4.6.4 Community Building Framework

The following Framework is separated into two sections – Common Provision and Unique Provision. The buildings which are included in the Framework under Common Provision are those which the City regular provides for communities. Buildings categorised under the Framework as Unique Provision are typically buildings which serve a regional catchment and therefore require a higher level of detailed facility planning above what the Framework provides.

The following framework will be applied to existing and future community building assets:

Table 17: Community Building Framework – Common Provision

Function	Neighbourhood	District	Regional	Description	Population Catchment	Size
Community Centre	✓	✓	✗	<p>The core infrastructure provision for a community is a multi-functional building to support the social, cultural, educational, and sporting activities of a neighbourhood or district.</p> <p>Community centres should be designed to offer operational flexibility and response to local needs.</p> <p>A district community centre serves multi neighbourhoods. It may be associated with a District-level sporting open space or part of a commercial/retail hub.</p>	<p>Neighbourhood Community Centre: 1: 5,000 persons</p> <p>District Community Centre: 1: 15,000 – 25,000</p>	<p>Neighbourhood Community Centre: Approximately 300m² gross floor area</p> <p>District Community Centre: Approximately 900m² gross floor area</p>
Inclusions to consider within Community Centres						
<ul style="list-style-type: none"> • Meeting spaces- separate from main function room. • Multi-purpose activity rooms • Community auditorium – considered in District Buildings only, in the case this is included in a centre, a green room should also be included. • Specific functional elements that meet the need of the community – as determined through Place Measures. • Kitchen/kiosk space - to suit potential uses as determined through Place Measures. • Fenced external covered function area – considered in District Buildings only. • Communications room – City usage only. • Plant room – City usage only. • Cleaner’s room – City usage only. • Bin store room – separated from main building. • Storage Spaces –single room with caged sections, one caged section per group. In the case of a Play Group using a building, external access adjoining fenced play space should be provided. 						
Function	Neighbourhood	District	Regional	Description	Population Catchment	Size
Sports Pavilion	✓	✓	✓	<p>Sports pavilions are designed to facilitate organised sport and the core requirements of community sporting clubs. The focus on these buildings is the core sport being played by community members and should be aligned to the open space hierarchy, i.e. a district open sports space should have a district sized sports pavilion.</p>	1: Sporting Open Space	Depending on type of sport, number of fields, hierarchy of sporting open space, number of sports clubs using space.
Inclusions to consider within Sports Pavilions						
<ul style="list-style-type: none"> • Club room – must be able to accommodate minimum fifty per cent of total players that can be accommodated on total senior sporting spaces at any one time. • Unisex change rooms – minimum of two change rooms per senior sized sporting space must be provided. • Kitchenette/kiosk – external servery facing sporting spaces. • Cool room/fridge rooms – to be able to accommodate all sporting clubs who will use the building. • Umpire room – requires shower. • First aid rooms – considered at District Sporting Spaces only. • Universal access toilets – separated from main building. • Male and female toilets – separated from main building. • Communications room – City usage only. • Plant room – City usage only. • Cleaner’s room – City usage only. • Bin store room – separated from main building. • Internal and External Storage Space– one single room with caged areas. One caged area per group/club. • Universal Access Change rooms – should be considered where organised sport options are available for people who utilise wheelchairs. I.e. hard courts. 						

* The City has a number of stand-alone halls, which are no longer contemporary or fit-for-purpose buildings, therefore will not consider any future provision of community halls but instead consider the provision of community centres

Table 18: Community Building Framework - Unique Provision

Function				Description	Population Catchment	Size	Inclusions to Consider
	Neighbourhood	District	Regional				
Arts and Culture Building	x	x	✓	A hub supporting community arts and cultural experiences that accommodates cultural development and provides rehearsal, workshop, performance and meeting space for the region's arts and cultural organisations as well as visiting performing arts companies. The focus of this building is on 'community' arts and cultural development, in conjunction with large and high quality visual and performance spaces.	1:150-000 – 250 000	New sites should be co-located with school sites or elements integrated within district community centres.	<ul style="list-style-type: none"> Arts/crafts studio/workshop spaces Large multi-purpose event and convention space including stage, storage, audience seating, audio system, lighting Office space for City staff Conference, function and seminar/meeting rooms Rehearsal and music rooms Gallery/Exhibitions space (might be incorporated into other spaces) Communications room Plant room Cleaner's room Bin store room Storage Spaces
Youth Facilities and Spaces	x	✓	✓	<p>A building to provide a diverse range of services to young people (12 – 25 year olds). Their main services include drop-in, educational and recreational programs, events, school holiday activities, information, referral and advocacy.</p> <p>Youth centres should be co-located with another community function such as a community centre, library, and sports open space. At the regional level they should be co-located with a range of health and youth service providers. It is particularly important that youth centres are accessible via public transport or non-vehicular transport. They should be designed and fitted out to be comfortable and safe for young people.</p> <p>Outdoor recreation spaces may be located adjacent to the centre. A space designated for use by young people can take the form of a traditional skate park; BMX dirt jumps area and spaces that consider elements for all age groups, different activities, construction materials, the environment, landscape and other contemporary design elements within urban settings.</p>	<p>District Youth Centre 1: 20,000 – 50,000</p> <p>Regional Youth Centre 1: >50,000</p>	Depends on level of catchment and ancillary uses included in design.	<ul style="list-style-type: none"> Multi-purpose activity areas Counselling rooms/offices Multi media/computer areas Dirt jumps Skate elements such as grid rails, stairs, low walls, skateable art Shelter, seating and tables Amphitheatre or event space Casual recreation areas such as multi-use games areas Water fountain Communications room Plant room Cleaner's room Bin store room Storage Spaces
Libraries	x	✓	✓	<p>Offers community and information services such as text and multi-media resources. Increasingly, libraries are being developed as nodes for community interaction and information sharing.</p> <p>A library could also include education related community office space, toy library, community gallery, and cafe.</p> <p>Should be located within Activity Centre and co-located with other community services.</p> <p>Provision can be made for a regional library which has a higher level of material and resourcing. It shares material with other branches and could be the home of mobile libraries.</p>	<p>District Library: 1:15,000 – 30, 000</p> <p>Regional Library: 1: 30,000-150,000</p>	<p>District Library: Approx. 1000m²</p> <p>Regional Library: In excess of 1,500m²</p>	<ul style="list-style-type: none"> Text and other media resource display Reading areas Study and quiet spaces Community meeting and activity space Computer/multi-media spaces Office, administration and storage areas Communications room Plant room Cleaner's room Bin store room
Recreation Centre	x	x	✓	Comprises only the 'dry' elements of a leisure centre. May potentially include health consultation and professional suites and function and meeting rooms.	1:250,000	Depends on level of catchment and ancillary uses included in design.	<ul style="list-style-type: none"> Indoor recreation facilities and courts Gymnasium and fitness rooms Crèche Social, function or meeting rooms Office, administration and storage areas Change rooms Communications room Plant room Cleaner's room Bin store room
Leisure Centre	x	✓	✓	<p>Includes a swimming pool, and sports and recreation facilities. The aquatic element should cater for formal swimming training, lessons and classes, recreation play, rehabilitation use. There is a move away from the traditional lap pool towards a combination of leisure and programmable pools. There is also a trend of co-locating health and fitness facilities with swimming pools to create multi-purpose leisure venues that facilitate improved financial performance.</p> <p>At the regional level, a leisure centre would incorporate the above but have a strong emphasis on swim schools, competitive swimming and imaginative aquatic play features.</p>	<p>District: 1: 50,000 with 25m pool</p> <p>Regional: 1: 150,000 with 50m pool</p>	Depends on level of catchment and ancillary uses included in design.	<ul style="list-style-type: none"> Lap and leisure pools Spa, sauna and hydrotherapy area Indoor recreation facilities and courts Gymnasium and fitness rooms Health consultation and professional suites (eg physiotherapy) Crèche Social, function or meeting rooms Office, administration and storage areas Change rooms – must meet requirements of social sport on sports courts, as well as aquatics. Communications room Plant room Cleaner's room Bin store room

4.6.5 Community Building: Location and Design Criteria

In addition to the benchmarks, location and design criteria are specified for community buildings and should be referred to where relevant. The City’s Community Building Design Guidelines (currently under review) provide further detailed guidance on specific criteria. The following criteria should be considered to guide the location and design of community buildings, as outlined in Figure 5.

Location Criteria	Design Criteria
<ul style="list-style-type: none"> • Access to community buildings by walking, cycling, and/ or public transport. • Co-location of community buildings with other buildings as Place Offices, or located in or near activity centres to facilitate multi-purpose trips and encourage efficiency in provision. • Appropriate quantity of community buildings to serve community needs. • Buildings in accessible and prominent locations, including activity centres. • Integration of crime minimisation principles. • District buildings served by public transport. • Separate lots are required when allocating open space and community buildings. 	<ul style="list-style-type: none"> • Integration of water saving measures into community buildings. • Naming of community buildings must be consistent with City standards and branding. • Energy and resource saving measures. • Respect local landscapes. • Spaces support efficient maintenance procedures. • Adaptable and flexible community buildings. • Must be universally accessible. • Sense of public ownership of buildings where buildings are shared with private or other public providers such as schools. • Consideration of end-of-trip facilities. • Community buildings designed to maximise crime minimisation design principles.
<p>Location criteria supports the following initiatives:</p> <ul style="list-style-type: none"> • Community building provision should consider similar provision in neighbouring municipalities. • A hub with retail, education and/ or health uses in conjunction with community buildings can create a community hub. • Orientation and surrounding development should facilitate passive surveillance from the street. • Buildings should not be isolated 	<p>Design Criteria supports the following initiatives:</p> <ul style="list-style-type: none"> • Use of efficient fittings and fixtures such as low energy light bulbs and appliances. • Use of long life and hard wearing materials. • Passive surveillance through building orientation or semi-transparent fencing. • Avoiding large expanses of blank walls or mitigate using vegetation, such as creeper plants, or graffiti resistant paint. • Locating public toilets in a well-used and passively surveyed area, with the entrance clearly visible. • Use of environmental sustainable design, utilising thermal mass, natural light and/ or natural cooling and heating.

Figure 6: Community Buildings – Location and Design Criteria

Implementing Recommendations

The following section outlines the recommendations that require additional actions above and beyond the *Standards*. As previously mentioned, all recommendations classed as Recommendation 1 have been actioned within the *Standards*. The remaining recommendations are either directed at updating an existing City document, or the development of a new City document.

Whilst the *Standards* are the overarching framework to the provision of open space and community buildings throughout the City, the additional recommendations are designed to further support and strengthen the framework. The recommendations will allow for a greater level of detail to be outlined through design guidelines and strategies/position papers in order to provide an integrated strategic solution to the future provision of open space and community buildings within the City. All recommendations are interrelated and should be considered as a complete solution, and not as a number of independent recommendations.

5.1 Recommendation 2: Update of Existing City Documents

The following recommendations outline contemporary findings which are not included in existing City documents. All recommendations should be considered where appropriate in order to align and support the *Standards*.

Table 19: Recommendation 2 - Update Existing City Documents

Existing Document	Recommendations
<p>Community Building Design Guidelines</p>	<ul style="list-style-type: none"> • The Community Building Design Guidelines will outline technology requirements of popular activities, and consider the ability of each community buildings to accommodate these activities. • The Community Building Design Guidelines consider the acoustics of community buildings. • The Community Building Design Guidelines adopt applicable changes within the Standards of Provision. • Ensure ESD is implemented within the Community Building Design Guidelines. • The balance between the cost of ESD and its effectiveness should be taken into account within the Community Building Design Guidelines. • The Community Building Design Guidelines must ensure that IT is considered in the initial planning and design of community buildings. • The Community Building Design Guidelines should outline the preference for community building connectivity (1. Fibre, 2. Microwave Link, 3. Leased Line) and ensure that at least two methods of connectivity are available at major facilities to avoid single points of failure. • Through the Community Building Design Guidelines and Landscaping Guidelines, include the provision of LED lighting in long stay open space and higher level community infrastructure. • Applicable documents such as Community Building Design Guidelines and Landscaping Design Guidelines detail the required standard of water efficiency within open space and community building. • The Design WA ten design principles are adopted within all other community facility planning documents. • All other community facility planning documents will align with the City's DAIP.
<p>Landscaping Guidelines</p>	<ul style="list-style-type: none"> • Separate the Design Guidelines from the Specifications. • The development of specific WSUD guidelines to be included in the City's Landscape Design Guidelines. • Incorporate a minimum width of 3m for open space physical activity pathways that have been identified as physical activity paths within the Landscaping Guidelines Review. • Water saving design such as hydro-zoning, must be incorporated within the Landscape Guidelines. For example ensure irrigation is concentrated on turf and the rest is dry in an effort to conserve water. • The City's Landscape Design Guidelines utilises the water matrix to determine the potential water supply for future developments and the availability of water resources – the types of plants, ground surfaces etc. must be considered within each space. • Develop Open Space Way - Finding Signage Design Guidelines to be incorporated in the Landscape Guidelines. The seven stages of determination of wetland buffer requirements be detailed within the City's Landscaping Design Guidelines. • The City's Landscaping Design Guidelines and Specifications must clearly outline vegetation requirements within stormwater bio-filters. • The Landscape Design Guidelines and Community Building Design Guidelines and their respective specifications reflect the Sport Dimension Guidelines. • The Landscaping Guidelines adopt applicable changes within the Standards of Provision. • Through the Community Building Design Guidelines and Landscaping Guidelines, include the provision of LED lighting in long stay open space and higher level community infrastructure. • Applicable documents such as Community Building Design Guidelines and Landscaping Design Guidelines detail the required standard of water efficiency within open space and community building. • The Design WA ten design principles are adopted within all other community facility planning documents. • All other community facility planning documents will align with the City's DAIP.
<p>Outdoor Youth Space Design Guidelines</p>	<ul style="list-style-type: none"> • The draft Outdoor Youth Design Guidelines heavily reflects the Urban Design Guidelines with Young People in Mind design objectives. • The City's Youth Spaces encourage cultural participation –addressed in the City's Outdoor Youth design guidelines. • All community facility planning documents will consider and align with the DAIP. • The Outdoor Youth Space Design Guidelines align to the Design WA ten design principles.
<p>Play Space Strategy</p>	<ul style="list-style-type: none"> • A review of the current 2007 Play Space Strategy, including consideration of where the Strategy sits and the potential definition change. • A review of the current 2007 Play Space Strategy and the incorporation of the design guidelines within the strategy into the Landscape Guidelines. • The development of a Play Space Strategy which includes.

Existing Document	Recommendations
	<ul style="list-style-type: none"> ○ A review of current and future Place profiles. ○ A review of current play spaces - What is working well and what is not; ○ The development of a network provision plan, to ensure that will ensure a strong network of these spaces. ○ Identification of opportunities for current play spaces or land that is currently being underutilised. • The Play Space Design Guidelines align to the Design WA ten design principles. • All community facility planning documents will consider and align with the DAIP.
Facilities Planning Subdivision/Structure Plan Assessment	<ul style="list-style-type: none"> • When Facilities Planning is assessing Structure Plans and Sub-Divisions, it should be ensured that a mix of sporting, recreation and nature spaces is provided to meet community needs. • When planning open space and community buildings or assessing structure plans/sub-divisions, the City must assess whether or not the land to be developed is impacted by SPP 3.7 and the potential implications/conditions that may be placed on the development. • In any structure plan or sub-division facility planning assessment, any future land identified as a potential open space site should identify whether or not the land is classed as a potential 'local conservation reserve' under the Green Growth plan as this may limit the function of the site to solely a nature function.
Floodlighting Lighting Guidelines	<ul style="list-style-type: none"> • The City's Lighting Guidelines are being developed along with an updated policy. These guidelines will seek to: <ul style="list-style-type: none"> ○ Establish a standard provision for sports floodlighting within the City; ○ Establish the basis for assessment when clubs seek higher lighting standards for any particular playing field, outdoor/indoor court; and ○ Outline the process necessary to develop, install and operate sports floodlighting that is sustainable and cost effective for both the City and relevant user groups.
Local Planning Policy Temporary Traders	<ul style="list-style-type: none"> • The Temporary Traders Policy must take into account the Standards of Provision. • The Temporary Traders Policy must include a condition that the City may redevelop a leased area at any stage and the area may no longer be available for temporary trader use.
Draft Naming of Buildings and Signage Principles	<ul style="list-style-type: none"> • The Naming of Buildings and Signage Principles developed by the City's Marketing Business Unit must reflect the Standards of Provision.
Local Planning Scheme	<ul style="list-style-type: none"> • The Standards of Provision informs the draft Local Planning Scheme in terms of open space hierarchy, benchmarks and terminology.

5.2 Recommendation 3: New City Documents

Whilst the *Standards* are the overarching framework in determining the level of open space and community buildings throughout the City, recommendations classed under Recommendation 3 are designed to build upon the *Standards* and provide a greater level of detail to guide the provision of open space and community buildings. The *Standards* review identified the need for additional guidance in regards either the design or provision of:

- Public Toilets;
- Sporting Open Space Design;
- Sports Floodlighting;
- Playspaces;
- Parking for Community Buildings and Open Space;
- Off-Lead Dog Exercise Areas;
- Outdoor Exercise Equipment.

Figure 6 indicates the suite of Facility Planning Documents – existing and proposed under Recommendation 3 – required to effectively guide provision of open space and community buildings for the City into the future. Once these documents are completed, subsequent Local Planning Policies should be developed and endorsed by Council.

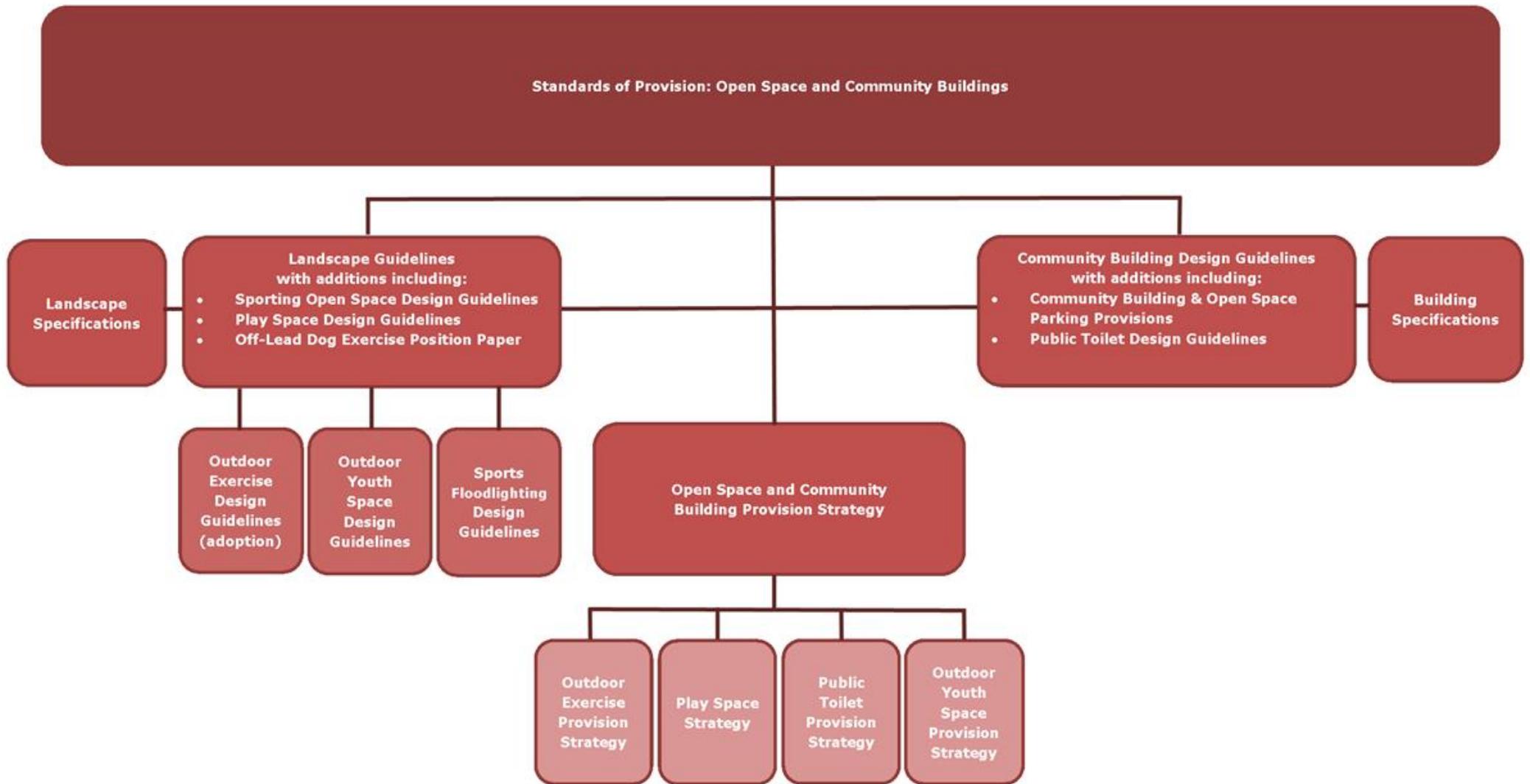


Figure 7: Facilities Planning Document Hierarchy

In addition to the proposed facility planning documents, the following actions are recommended, and will not necessarily be completed by Asset Management:

- The development of a Library Needs Analysis and Provision Strategy to understand the role Libraries play within the City and how to best cater for the community in terms of Library location and services within each Library (to be completed by Customer and Library Services Business Unit);
- Further investigation by the Strategic Planning Business Unit is required to understand the impact of temporary traders on open space and the users of these spaces, and the infrastructure they may require at these sites;
- The City adopts a strategic approach in determining the appropriate use of cash-in-lieu for open space through an open space and community building provision strategy; and
- Further investigation into the function and use of community buildings that are currently under lease to understand if buildings are accessible to communities and therefore what their classification is – i.e. is the building a community hall or is it an exclusively used building.

Monitoring and Review

The final recommendation outlined within the *Standards* is the development of a system of continual review of open space and community building provision to ensure changing community needs are met.

Continued monitoring and review, particularly of the *Standards*, is important to ensure that recommendations and provision remain relevant for the City's community. The *Standards* themselves should be reviewed and updated within a five year cycle to ensure changing community characteristics and needs are considered, and the context that the *Standards* are written in is contemporary. The *Standards* should be updated with any relevant major legislative change outside of the five year review cycle.

A clear system of review should be developed for the suite of community facilities planning documents, once all proposed documents are created.

Table 20: System of Review for Facility Planning Documents

Document	Develop/ Review	Review Cycle
Standards of Provision: Open Space and Community Buildings	Develop – 2016/17	5 years
Community Building and Open Space Parking Provisions (included in StoP)	Develop – 2018/19	5 years
Community Infrastructure Plans: <ul style="list-style-type: none"> • Altone; • Ballajura; • Bullsbrook; • Ellenbrook; • Gidgegannup; • Midland; • Swan Valley; and • Urban Growth Corridor. 	Review – ongoing	5 – 10 year cycles or in line with new development contribution areas.
Document	Develop/ Review	Review Cycle
Community Building Design Guidelines	Review – 2016/17/18	3 years
Public Toilet Design Guidelines (included in CBGD)	Develop – 2016/17/18	
Building Specifications	Review – 2017/18	Annually
Document	Develop/ Review	Review Cycle
Landscape Guidelines	Review – 2016/17/18	3 years
Sporting Open Space Design Guidelines (included in LG)	Develop – 2017/18	
Play Space Design Guidelines (included in LG)	Review – 2017/18	
Landscape Specifications	Review – 2017/18	Annually
Sports Floodlighting Guidelines	Review – 2016/17/18	10 years or with legislation/AS changes.
Outdoor Youth Space Design Guidelines	Develop – 2016/17/18	10 years
Document	Develop/ Review	Review Cycle
Open Space and Community Building Provision Strategy	Develop – 2017/18/19	5 years or in line with UHS.
Public Toilet Provision Strategy	Develop – 2017/18	Only required upon any changes as a result of updates within in the <i>Standards</i> .
Outdoor Exercise Provision Strategy	Develop – 2017/18	
Play Space Provision Strategy	Develop – 2017/18	
Outdoor Youth Space Provision Strategy	Develop – 2017/18	
Off-Lead Dog Exercise Area Provision Position Paper	Develop – 2017/18	Only if required.

Nb. The documents highlighted yellow indicated works that have not commenced.

Glossary of Technical Terms

Community Building

A community building is any built resource, owned and managed by a local government, available to the community for general or specific use including sporting pavilions, recreation/aquatic facilities, community halls, public toilets and libraries. They may provide spaces for community groups and organisations activities, services and programs.

Community Infrastructure

An encompassing term for both open space and community buildings.

Embellishment

The provision of infrastructure in order to create a high level of amenity and enhance user satisfaction within all open spaces. Embellishments include:

- Activity options – play and recreation opportunities irrespective of age and ability;
- Furniture - tables, seats, bins, bbq's, shelters;
- Public amenities – toilets, showers;
- Sports playing field infrastructure – goal posts, multi-use games areas, lighting and fencing;
- Signage and pathways; and
- Landscaping, that protects and enhances the environmental, cultural and heritage values of an area.

The level of embellishment within an open space must be commensurate with the level of hierarchy as set out within the Standards of Provision.

Encumbered/Restricted Open Space

Open spaces that are constrained in a way that restricts the use of the space for recreational purposes by the general public (e.g. wetlands, certain drainage swales, power easements, gas pipeline easements, cultural heritage sites, significant topographical features include trees, and Bush Forever sites).

Non-organised Sport

Non-organised sport and physical recreation refers to activities not organised by a club or recreation association. This can include casual users kicking a ball, using the cricket nets, shooting hoops or occasional hire of sports facilities.

Organised Sport

Organised sport and physical recreation refers to activities organised by a club or recreation association such as a sporting body, a social club, church group, old scholars association or gymnasium. Typically, these clubs are incorporated under the Associations Act 2015 and affiliated with a State Sporting Association.

Play Space

Traditionally, children's play areas have been referred to as playgrounds. The City of Swan has chosen to adopt the term 'play spaces' as it recognises that an entire open space can offer play opportunities above and beyond a designated

play area. A play space can incorporate an entire open space site or a small area within a site. Play opportunities do not necessarily have to take the form of traditional (off the shelf) play equipment. Trees, logs, rocks or land forms may offer equally interesting and valuable play experiences.

Public Open Space (Open Space)

Public open space (open space) refers to land which is available for public access and is reserved or used for active sport, passive recreation, preserving the natural environment, providing connectivity or aesthetic value to a Place. Public open space is defined under the Metropolitan Region Scheme 1997, and in addition it may include land that is owned freehold and has a recreation purpose. Open space also accommodates recreation and community facilities.

Standards of Provision: Open Space and Community Buildings

Standards of Provision that have been prepared guide the development of open space and community buildings within the City of Swan.

Unencumbered/Unrestricted Open Space

Refers to open space that is free from constraints or encumbrances (e.g. wetlands, easements, cultural heritage sites, significant topographical features) and are available at all times for recreational purposes by the general public. This includes conservation areas that are accessible by the public.

City Provision Maps

The following maps represent the provision of open space, community buildings and embellishments across the City of Swan.

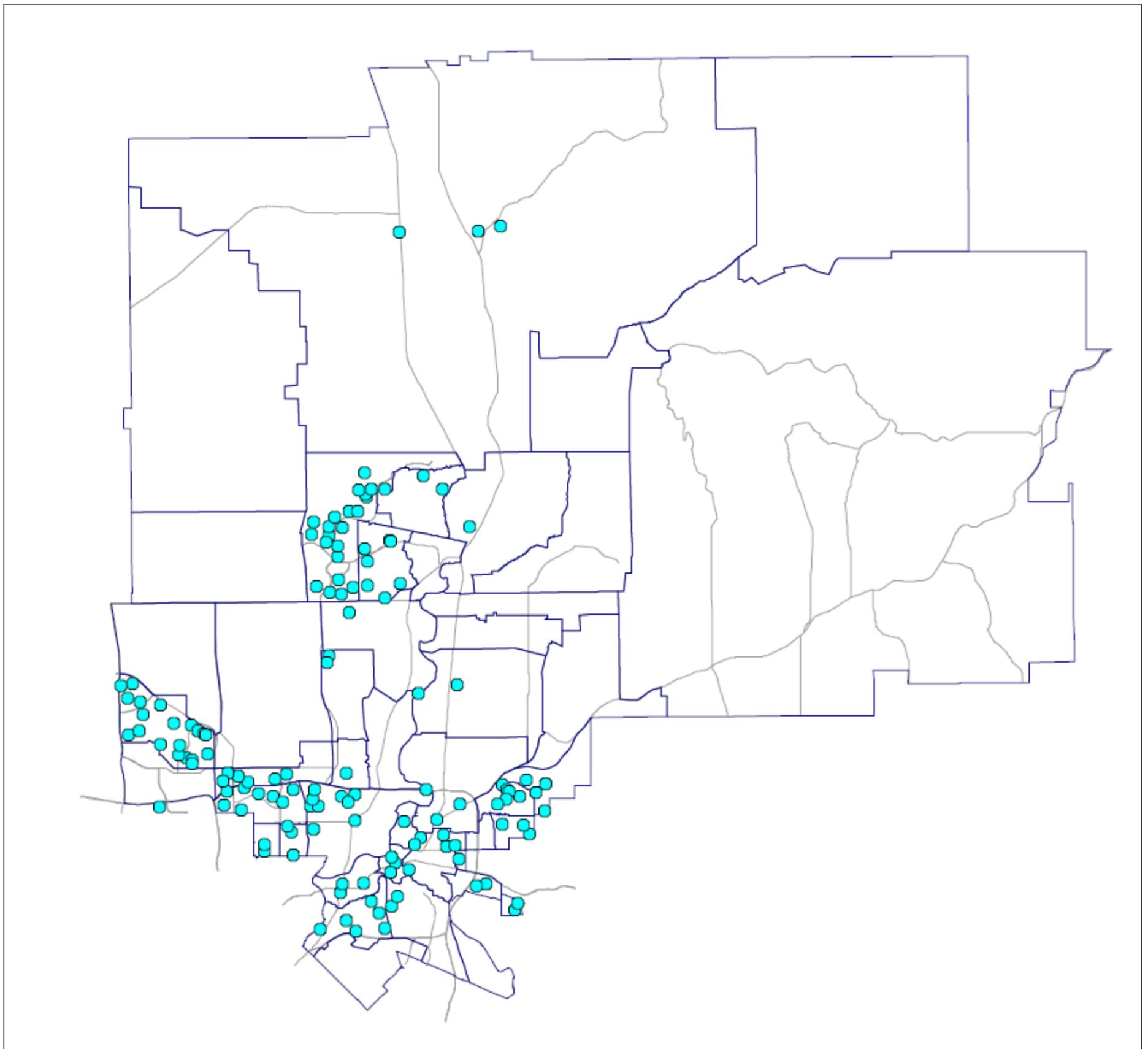


Figure 8: Play Spaces– City Provision

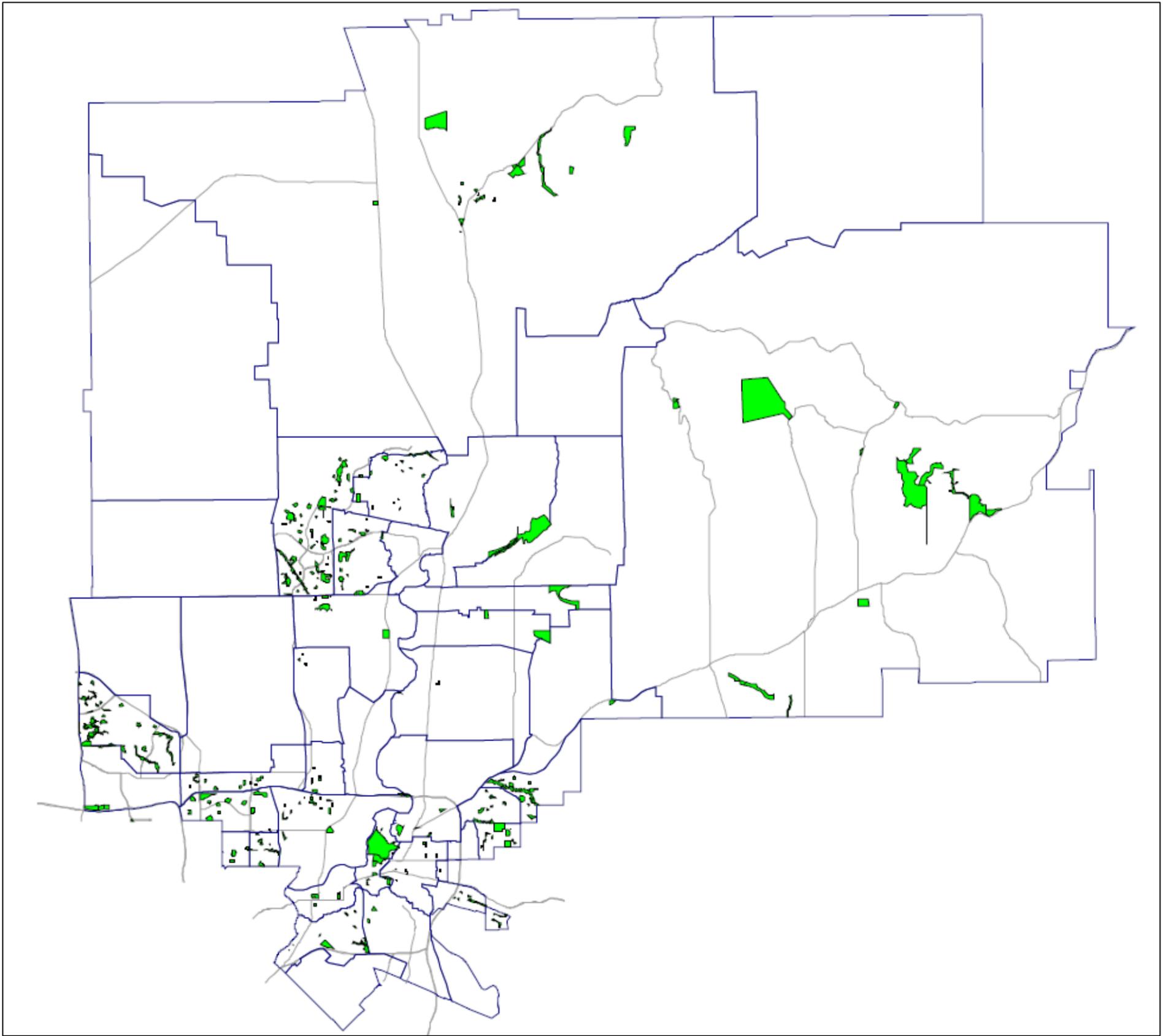


Figure 9: Recreation and Nature Open Space – City Provision

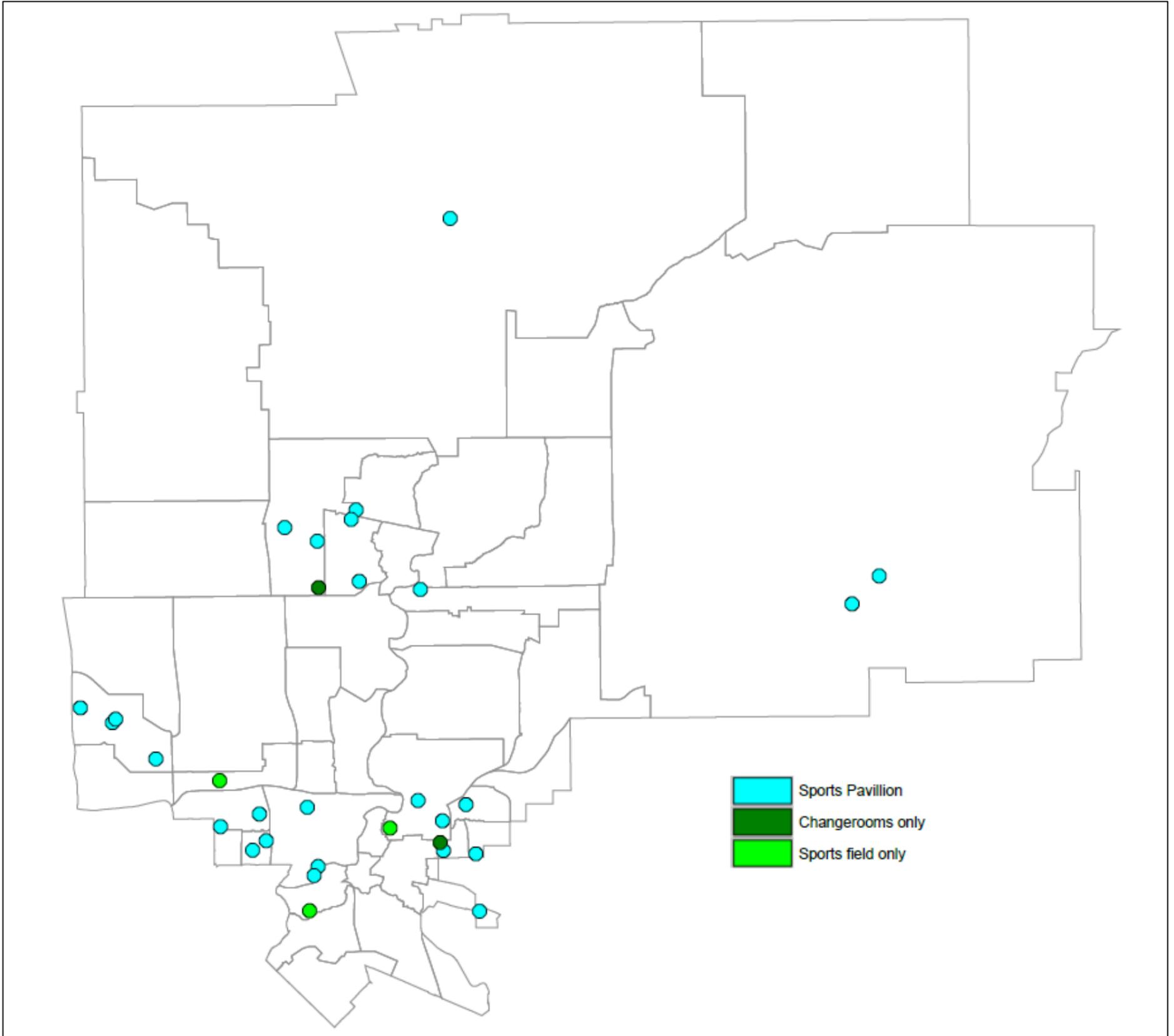


Figure 10: Sporting Open Space and Sports Pavilions– City Provision

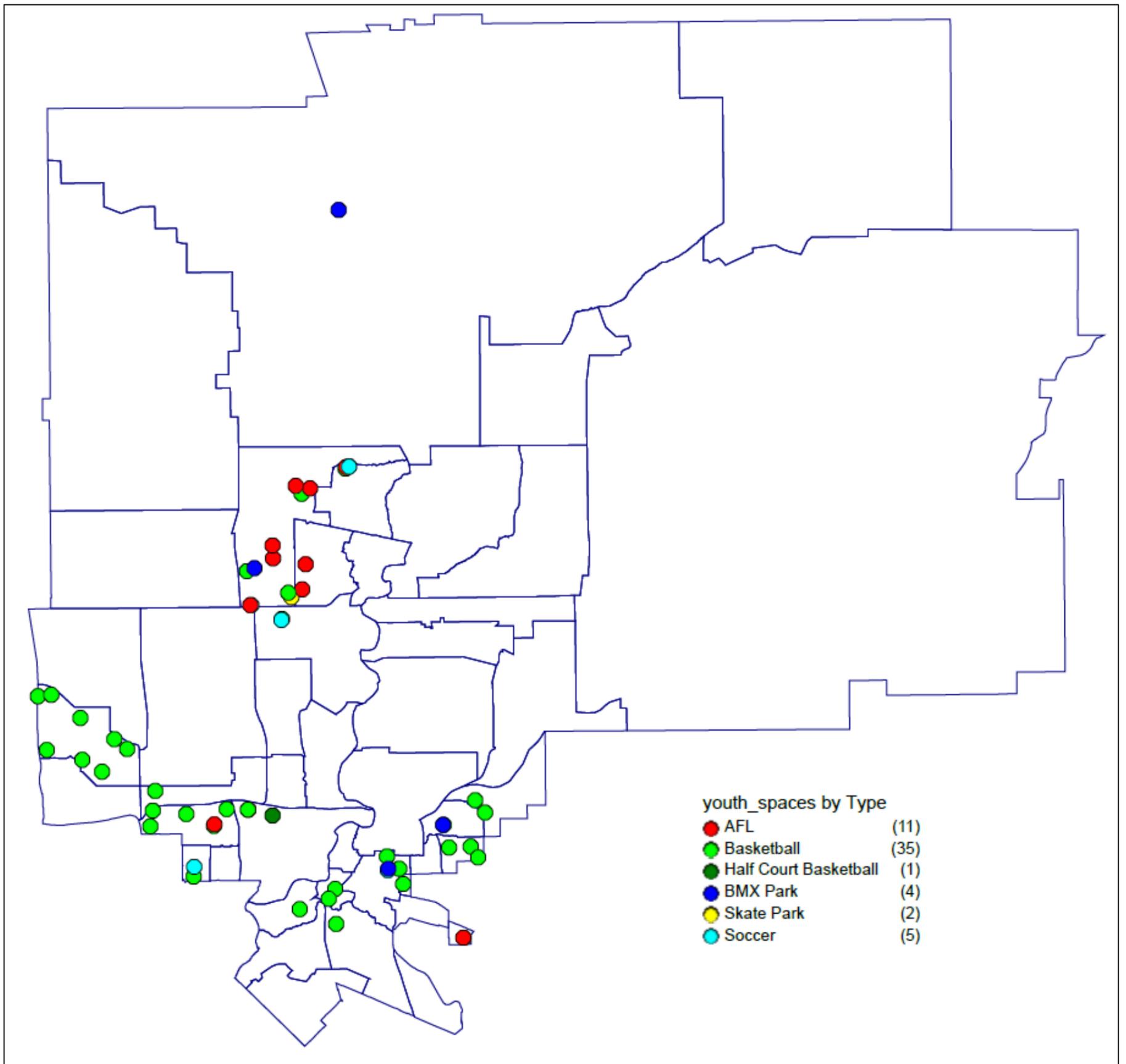


Figure 11: Youth Spaces– City Provision

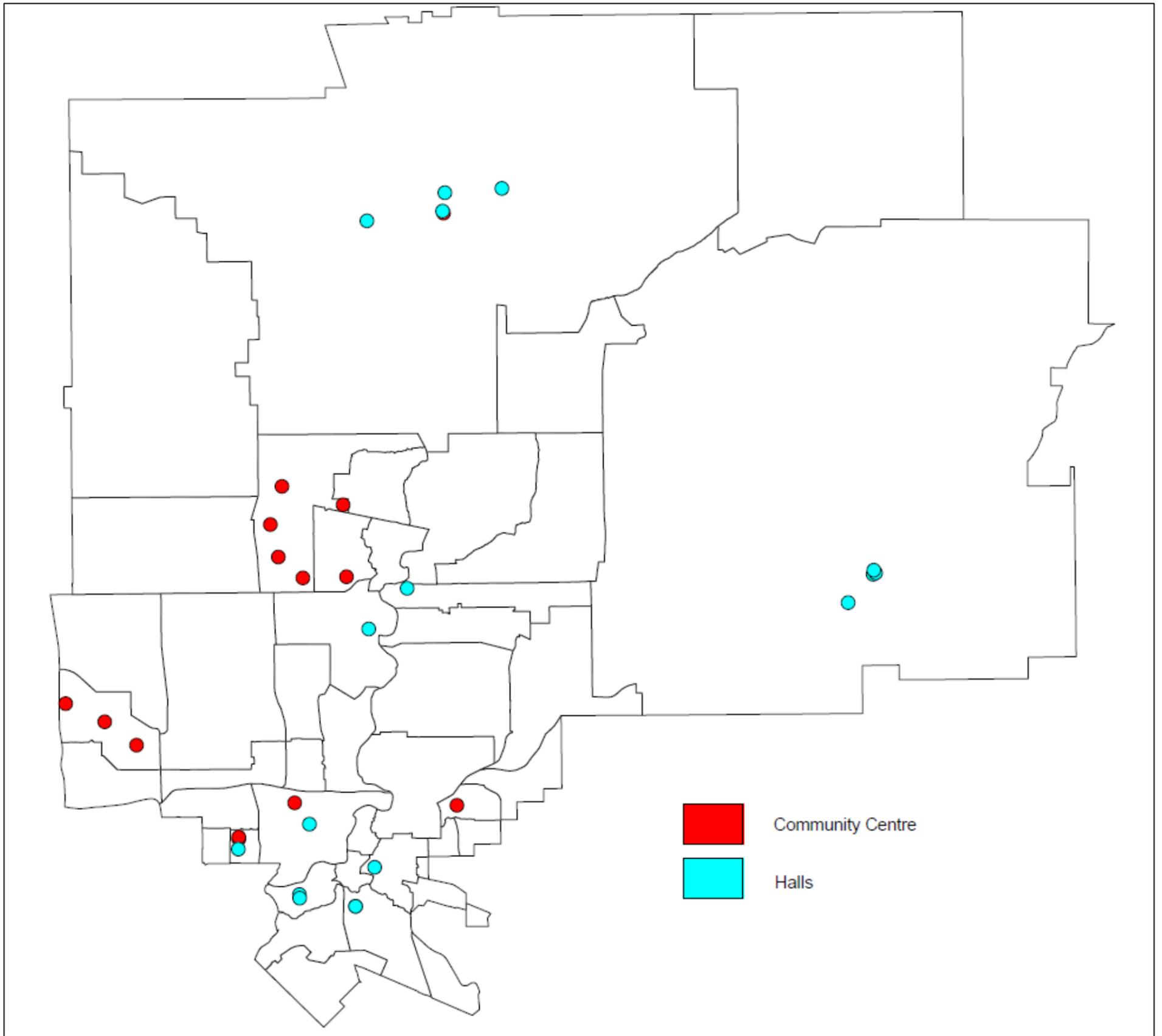


Figure 12: Community Centres and Halls – City Provision

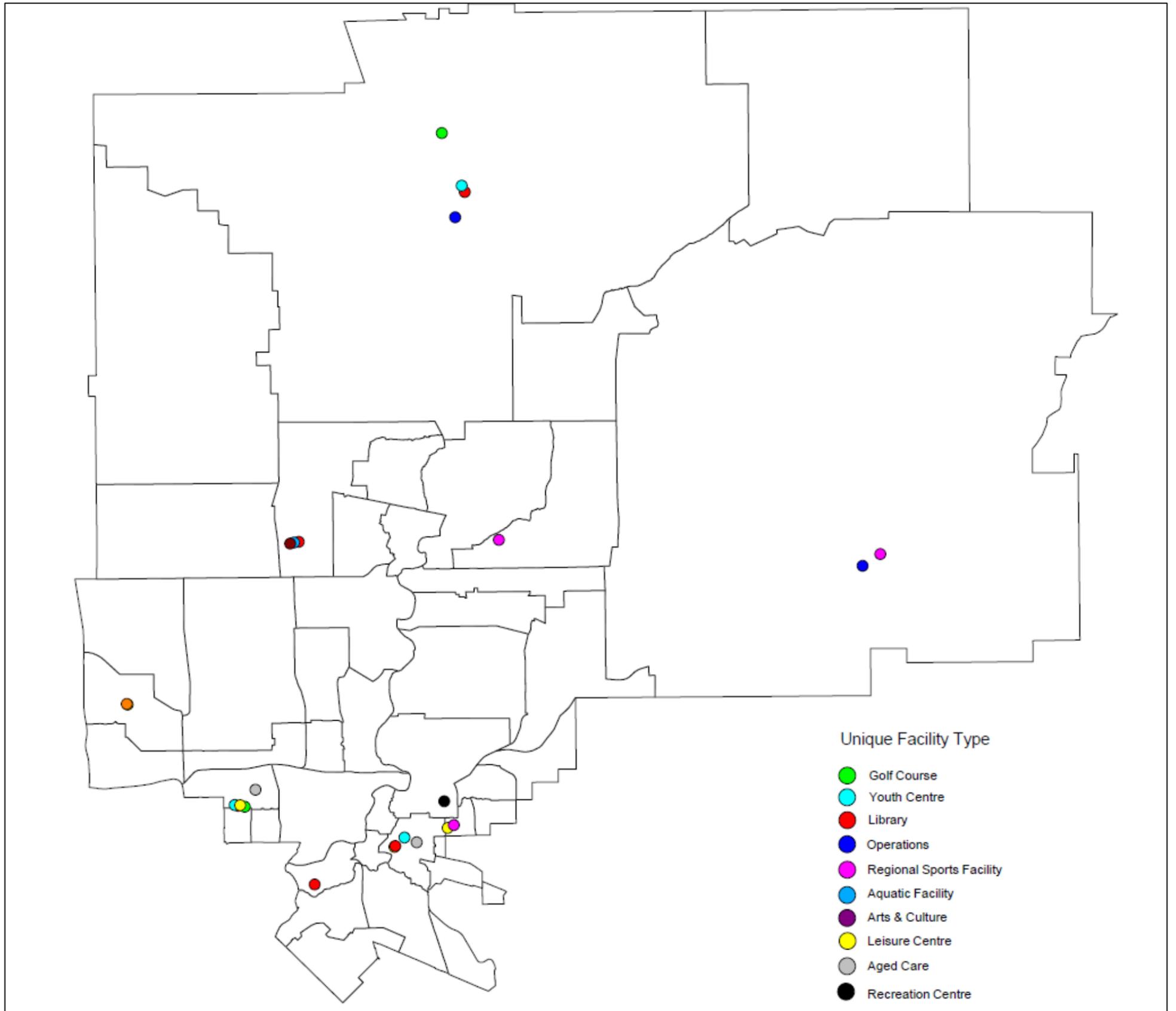


Figure 13: Unique Facilities – City Provision

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Attachment One - Statements of City Position

The following statements are designed to provide further clarity on the City's position for a number of provision items. Each of the positions stated below have been based on extensive research and analysis undertaken as part of the *Standards* background technical report.

Car Parking at Sporting Open Space

The provision of additional parking to cater for a long stay function.

The provision of a sporting function within a neighbourhood open space results in the space having a long length of stay, therefore people will tend to travel (drive) a longer distance to access the space. As such, additional parking is usually required above what a neighbourhood space with a recreation, nature, kick-about or play space function would have.

Recommendation is to provide car parking to the maximum amount of senior players on each field, plus the incoming players for the next game at ratio of 2:4. Note: Each building also has its own separate provision requirements. This is in line with City's Local Planning Policy Vehicle Parking Standards.

Artificial Shade

In order to maximise usage of open spaces, the City may permit artificial shade to be installed, whilst natural vegetation establishes.

The City promotes the provision of natural shade across all open spaces, and more specifically, the natural shading, via trees, of supporting infrastructure items such as play spaces, exercise equipment and picnic areas. However, in any new development area, or potential renewal of a space, shade from trees may be delayed as they take many years to fully establish a canopy.

Recommendation is that artificial shading will be supported, in line with the Standards of Provision; until such time that the trees are fully established and shade covers the planned areas.

BBQs

In the case of a BBQ being installed at a district open space, public toilets must also be installed.

BBQ's are only permitted to be installed at district spaces (long stay) or in isolated areas, where it can be demonstrated that it will significantly enhance the amenity of the open space area and broader community catchment. If a BBQ is installed at an open space that is classified at a district level, then a public toilet must also be installed at the site. The provision of a BBQ and public toilet should take into account the existing provision and proximity of nearby BBQs.

Recommendation is that a district level site would require two BBQ plates and must conform to the Community Building Design Guidelines.

Community Centre Storage Spaces

Single room with caged sections, one caged section per group. In the case of a Play Group using a building, external access adjoining fenced play space should be provided.

Community Centres cater for wide variety users groups that provide various services to the community. Each of these has differing requirements in regards to storage on site. Whilst the City recommends that all user groups remove equipment at the end of each facility booking, in some instances this may be impractical due to the volume of equipment or the amount of regular use. As such, storage is required to be provided at each facility for these particular groups. These spaces need to be internal fitted out with chain mesh fencing (cages) that enable these groups to store equipment on site, noting that any potential use by playgroup will need an external access which opens out to a fenced open space

Recommendations are that storage spaces must be a single room, with direct access into the main function and/or meeting rooms. The storage requirements at each facility are on a case basis, and must conform to the Community Building Design Guidelines.

District Open Space Sports Area Requirement

A minimum provision of 4.8ha of flat turfed area must be met to cater for the needs of the sporting community, as well as maximise the financial viability and use of the sporting space.

There must be the provision for at least 2 senior AFL- size oval spaces within district open spaces. This requirement does not mean every sports space within the City will be oval sporting spaces but instead can be retrofitted to suit any oval or rectangle field sport into the future.

Traditionally, sports fields have been provided to/by the City in the shape of an oval, with a north-south orientation. Nowadays, with the multitude of different field sports within the City, the ovals in this orientation does not necessarily allow for modification for other growing field sports. A district level site must have a minimum of 4.8ha of flat, unrestricted turfed area, natural or synthetic, in order to maximise the opportunity for sport, and cater for future adaptive reuse. The City needs to plan for each orientation and sporting code, not in isolation, and instead must consider the best way to manage all sites for sporting long term provision.

Recommendations include that the broad community catchment of sports spaces must be taken into account and the amount of north-south and east-west orientated sites should be determined in line with the City's long term for sports provision.

Neighbourhood Sports Open Space Area Requirement

The sport space must be senior sized and there must be minimum provision of 2.9ha of unrestricted flat turfed area.

Further to the commentary in the previous District requirements, a senior sized sports space will maximise usage and allow a greater portion of the community

to utilise the space. By implementing a requirement of 2.9ha of unrestricted flat turfed area, the sports space is adaptable to both senior sized oval and rectangle sports.

Recommendations include that each site has a minimum of 2.9ha of unrestricted flat turfed (natural only) area; the sports space is adaptable to both senior sized oval and rectangle sports; the broad community catchment of sports spaces must be taken into account and the amount of north-south and east-west orientated sites should be determined in line with the City's long term for sports provision.

Local Play Spaces

The provision of play spaces within local open space should only be considered where there is an identified gap in provision, otherwise play spaces should only be installed in neighbourhood, district and regional spaces.

A neighbourhood level play space will create greater access for the wider community to use, allow for greater rationalisation of play spaces and save on maintenance and life cycle costs of play space equipment.

Local spaces are typically provided in order to retain vegetation, treat water or to store water and to create a broad open space network. . As such there is no need for these open spaces to be embellished beyond its intended purpose unless there has been an identified need. For example, the area could be isolated with poor accessibility to the next space.

Recommendation is for these to be planned in accordance with the Standards of Provision, and conform to the requirements with the Landscape Design Guidelines.

Dog Exercise Area (Off-lead)

Under Local Law all reserves located in the City, except for those set out within the City of Swan Dog Exercise and Dog Prohibited Areas, are specified as dog exercise areas except for:

- *An area being used for sporting other activities, as permitted by the City, during times of such use;*
- *A car park; and*
- *Any through fare.*

Based on the information derived from the Standards Background Technical Report, and in light of the fact that the City's (except for those reserves listed under Local Law) reserves are off-lead, the City does not support the provision of off-lead dog exercise areas. The exception is where the open space set aside will not impact on the provision of open space for humans, and at a maximum of one per Place Area.

Recommendation is to develop a position paper and strategy in order to identify and guide where these facilities could be provided in the future, if and when required. The delivery of any such area must conform to the requirements with the Landscape Design Guidelines.

Public Toilets

The City maintains 23 public toilets, there is currently no set standard for where and what type of toilets are to be provided.

The provision of public toilets is only permitted at long stay open spaces where a larger catchment of people will utilise a space. The provision of public toilets should not only take into account the open space hierarchy, but also the existing provision and proximity of nearby public toilets. Where a BBQ is installed in a long stay open space, public toilets must also be provided.

Recommendation is to provide a maximum of two universal access toilets at any site, in line with the Standards. If additional provision of public toilets above two at anyone space is requested, it must be based on a demonstrated need. Public toilet provision must conform to the Community Building Design Guidelines.

Sport Space Pavilions

One sporting pavilion should be provided for each sporting open space.

In order to maximise the organised sport usage of sporting spaces, a sports pavilion should be provided at each sporting space. This allows clubs and groups to, store equipment, access to change rooms, toilets and a club room– all of which assist in enhancing community connections, and individual physical and mental well-being.

Recommendation is that a pavilion must be provided at each district open space, and neighbourhood space. Where a neighbourhood sports space is located close-by to a district sports space and the same club will be using both spaces, the neighbourhood space can act as a satellite sport space and the provision of change rooms, storage and public toilets instead of a sports pavilion should be considered. The design of sport space pavilions must conform to the Community Building Design Guidelines.

Sports Pavilion Change rooms

Minimum of two change rooms per senior sized sporting space must be provided.

In order to adequately cater for all sporting codes within a sports space, the amount of change rooms provided must be at a minimum two change rooms per senior sized field – including both summer and winter sporting codes. This will ensure that the sports space can be fully utilised by all sports.

Recommendation is that the size and configuration of change rooms must be designed to suit the total amount of players and coaching staff on a team, within each sporting code. The design of change rooms must conform to the Community Building Design Guidelines.

Sports Pavilion Club Room

Must be able to accommodate minimum fifty per cent of total players that can be accommodated on total senior sporting spaces at any one time.

A sports pavilion club room is typically used only by the clubs who play organised sport on the adjoining sport space and therefore is not considered a community function space. A club room should be able to accommodate at the

least the maximum number of senior home club players (50% of players) who can play on the sporting space at any one time, up to the maximum size of 100m².

It is acknowledged by the City that clubs may have more members than what would be able to be accommodated in a club room at any one time, but these buildings are provided at these spaces, to enable clubs to undertake their sporting activity.

Recommendation is that the size and configuration of club must be designed to accommodate at the least the maximum number of senior home club players (50% of players) who can play on the sporting space at any one time, up to the maximum size of 100m². The design of sport pavilion club rooms must conform to the Community Building Design Guidelines.

Sports Pavilion Storage Space

One single room with caged areas. One caged area per group/club.

Storage is required at each sports pavilion for clubs who are utilising the adjoining sports space. It should be noted that these storage spaces should not be utilised for activities above and beyond the core function of the sport, for example, gym equipment, golf buggies etc. These spaces need to be internally fitted out with chain mesh fencing (cages) that enable clubs to store equipment on site.

Recommendations are that storage spaces must be a single room, with direct access to the sports space. The storage requirements at each facility are on a case basis, and must conform to the Community Building Design Guidelines. Note: any internal spaces will be determined during the planning phase of design.

Water Sensitive Urban Design

Natural hydrology should be mimicked, where possible, by minimising the effective imperviousness of a catchment, and disconnecting constructed impervious surfaces from receiving water bodies by preventing direct stormwater discharge from piped drainage systems. The priority for water sensitive urban design is water quality treatment and not drainage for stormwater therefore should only be designed for small sized rain events where water is able to be treated (15mm rainfall event).

The management - through retention and/or detention - and treatment (if required) of stormwater from constructed impervious surfaces generated by the first 15 mm of rainfall at source as much as practical. Larger rainfall events should be catered for through other stormwater management methods which do not impact on the required open space contribution.

This above criterion is based on the depth of rainfall that leads to the mobilisation of contaminants, not volume capture. Runoff generated from the first 15 mm of rainfall can mobilise substances such as soluble materials, fine dusts and silts, oils, grease and other non-volatile hydrocarbons from constructed impervious surfaces (New South Wales Environmental Protection Authority 2013).

In addition, research has shown that much of the land used for the implementation of poorly designed WSUD has come from open space allocation, meaning less open space unavailable for other open space functions. The primary use of open space must be accommodated before WSUD. WSUD should where possible be allocated to local and neighbourhood open spaces (excluding neighbourhood sports spaces).

Recommendation is to develop a report in order to establish a City-wide position on WSUD.

Play space

The provision of play spaces within local open space should only be considered where there is an identified gap in provision, otherwise play spaces should only be installed in neighbourhood, district and regional spaces. A neighbourhood level play space will create greater access for the wider community to use, allow for greater rationalisation of play spaces and save on maintenance and life cycle costs of play space equipment.

There has previously been no set approach to the provision of play spaces throughout the City. In order to be able to deliver quality play spaces in the long term for the forecast population in an equitable manner, a rationalised amount of play spaces should be provided. All residents should be able to access a play space within 800m of their home at a neighbourhood open space. In addition, the type of play space (neighbourhood, district or regional) should coincide with the hierarchy of open space (neighbourhood, district or regional). For example, a regional play space should be provided at a regional open space, this will ensure that other appropriate embellishments such as public toilets and additional parking provision are located with the space.

Recommendation is to complete a play space strategy outlining the current stock of City play spaces and identify where potential under or over supply exists. This will assist to determine the optimal mix of facilities within these space cater for recreation, sport and nature based play across all age groups.

Outdoor Exercise Areas

The City currently has no position in regards to the provision of outdoor exercise areas within the municipality. As such, the City needs to develop a strategy in order to cater for the community.

Outdoor exercise areas are becoming more prevalent in many local government areas, and the City has had an increase of community for these areas to be provided. The City acknowledges that outdoor exercise areas encourage the residents to stay active and enjoy the outdoors, whilst providing an opportunity to contribute to their own personal health and well-being. The City has a number of Outdoor Exercise Areas, which have been installed on an ad hoc basis and often, are not fit for purpose.

Recommendation is to develop a strategy that will assist in determining the optimal mix of outdoor exercise area facility provision across the City. Note: The strategy will need to adopt any industry standards in regards to these areas.

Outdoor Youth Areas

The City currently has no position in regards to the provision of outdoor youth areas within the municipality. As such, the City needs to develop a strategy in order to cater for the community.

Traditionally these spaces have been developed in response to young people or interested parties who submitted petitions or direct requests to the City an ad hoc approach to the provision, location, amount and function design elements of skate parks and dirt BMX tracks emerged. As such a more coordinated planning approach in regards to existing and future youth facilities within the City will be developed. The city currently developing the Outdoor Youth Area Design Guidelines, which are expected to outline current day information about planning, provision, design and development in regards to its planned and existing facilities to enable a sound planning approach prior to making long-term investment decisions.

Recommendation is to develop a strategy that will assist in determining the optimal mix of outdoor youth area facility provision across the City. Note: The strategy must conform to the Outdoor Youth Area Design Guidelines.

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