

Planning Bulletin No 31 April 1997

Cash-in-Lieu of Public Open Space

1. Purpose

The purpose of this Bulletin is to outline the purposes for which cash-in-lieu of public open space may be used in accordance with the *Western Australian Planning and Development Act 1978* may be expanded.

This Bulletin is expanded to include the following:

- Policy DC 2.3 Public Open Space in Residential Areas
- Policy DC 4.1 Industrial and Commercial Subdivision
- Policy DC 3.4 Rural Land Use Planning Policy
- Advice Note No 2 of 1993 *Guidelines for Public Open Space Provision in Respect of Small Subdivisions*.

The Commission's public open space policy is also being reviewed as part of the preparation of the WA Community Code.

2. Introduction

The Western Australian Planning Commission is responsible for determining all subdivision applications under section 20 of the *Western Australian Planning and Development Act 1978*.

Policy DC 2.3 states that for residential subdivisions, 10% of the gross subdivisible area shall be given up to be used as public open space for public open space purposes. This has been the Commission's public open space policy and practice for many years, and follows the recommendations of the *Hepburn Plan for the Metropolitan Region in 1955*.

The Commission's policy is to ensure that provision of public open space allows for a reasonable distribution of land for active and passive recreation. This includes smaller areas of public open space within easy walking distance of dwellings, larger parks and playing fields, bushland and other natural features, public open space as well as providing for recreation purposes, and a sense of neighbourhood identity and contribute to the quality of life in the metropolitan region and country towns.

The Commission may also require the provision of public open space in industrial, commercial, and rural subdivisions where there is a need to provide for passive and active recreation and protect environmental features as part of the subdivision design.