

Planning Bulletin No.21 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 given up under section 20C of the *Town Planning and Development Act 1928* may be expended.

This Bulletin is complementary to 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 Review of 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 *Town Planning and Development Act 1928*.

Policy DC 2.3 states that for residential subdivision, 10% of the gross subdivisible area shall be given up free of cost by the subdivider for public open space purposes. This has been the basis of the Commission's public open space policy and practice in the State for many years, and follows the recommendations of the Stephenson/Hepburn *Plan for the Metropolitan Region in 1955*.

The Commission's policy is to ensure that the 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 pursuits, can also develop 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 open space in industrial, commercial and rural subdivisions where there is a need to provide for passive and active recreation areas and protect environmental features as part of the subdivision design.