

Parks Facility Strategy

2026/2036



The City of Armadale acknowledge the Traditional Owners and the Custodians of the land upon which we stand, work and play. We acknowledge Aboriginal people as the First Peoples of this land and their connection to the lands and the waters, as they are part of them spiritually and culturally. We acknowledge their ancestors, the Elders past and present, who have led the way for us to follow in their footsteps and the emerging leaders of today and tomorrow.



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E

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Image: Champion Lakes - Photographer/PLAN E

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Image: Borrello Park, Photographer COA

Definitions & Acronyms

City of Armadale (COA)

Classification Framework for Public Open Space (DLGSC Classification)

Department of Local Government, Sport and Cultural Industries (DLGSC)

Parks and Leisure Australia (PLA)

PLA Western Australia Community Guidelines for Community Infrastructure (CFG)

Parks Facility Strategy (the Strategy)

Park Improvement Plan (PIP)

Public Open Space (POS) - is generally described as land that has been reserved for the purpose of formal and informal sport and recreation and/or preservation of natural environments such as bushland, wetlands, river and coastal foreshore systems.

Water Sensitive Urban Design (WSUD)

World Health Organization (WHO)

Executive Summary

The City recognises that the quality of the built environment directly impacts the community's enjoyment and overall sense of place. Parks and natural spaces play a vital role in supporting community health and wellbeing, fostering social connections, and enhancing the liveability of urban areas.

As outlined in the City's Strategic Community Plan, a key objective is to create attractive, inclusive, and functional public spaces. To support this goal, the City is committed to the ongoing development, enhancement, and maintenance of high-quality parklands.

This Parks Facility Strategy is the primary document guiding this effort. It provides a coordinated approach to the planning and improvement of parkland areas, with a focus on creating healthy, sustainable environments for all members of the community. The Strategy aims to support the effective enhancement and management of parklands by:

- Establishing a clear hierarchy of parks based on their classification and primary function
- Incorporating community priorities to ensure park upgrades align with local needs and expectations
- Defining standard guidelines for the provision of recreational facilities within each park classification
- Creating a consistent framework to assess community infrastructure requests
- Developing action plans to investigate, prioritise, and deliver future parkland upgrades
- Promoting an integrated approach to ensure that upgrades are coordinated across internal programs

Through this Strategy, the City seeks to ensure that its parklands continue to meet the evolving needs of the community while supporting a vibrant, connected, and healthy urban environment.



Image: Concept Plan COA

Introduction

Background

The City is situated on the urban fringe of the Perth Metropolitan Area, is one of several outer metropolitan Councils experiencing sustained rapid growth. The City's population was estimated at 58,508 in 2009, rising to 91,543 in 2019, and reaching approximately 109,218 in 2024. Projections indicate significant growth over the next two decades, with an estimated population of 145,843 by 2046.

This growth will primarily be accommodated through the development of greenfield sites into new residential suburbs, alongside infill development within established neighbourhoods. These trends will generally lead to higher-density developments and potentially reduced private open space, creating new demands on the role and function of POS. This raises important concerns about maintaining sustainable urban environments for future generations.

Where POS was traditionally viewed mainly as space for sport and recreation, its role has now expanded to support a broader range of functions. POS is expected to provide areas for sport, physical activity, children's play, relaxation, social interaction, and community facilities, as well as contribute to water treatment, nature conservation, wildlife corridors, and the enhancement of landscape visual amenity.

Within the City's Strategic Community Plan, a key objective is to create attractive, inclusive, and functional Public Open Spaces. To guide the development and enhancement of these spaces this Strategy has been developed.

Purpose of the Strategy

Originally created in 2013 to guide park facility planning by both Council and developers, the Strategy was reviewed and adopted by Council in 2018. Since then, it has effectively guided the planning and enhancement of recreational parklands across the City, leading to the completion of several park upgrades.

Given that the Strategy is now five years old, a review and modernisation has been undertaken to update it in line with community feedback and evolving goals. The refreshed Strategy will guide the improvement of recreational POS by:

- Establishing a hierarchy of parks based on classification and primary function
- Embedding community priorities to ensure park upgrades meet expectations
- Defining standard guidelines for the provision of recreational facilities by park classification
- Setting standards for assessing the appropriateness of community infrastructure requests
- Developing action plans to investigate and prioritise future parkland upgrades
- Facilitating an integrated approach to coordinate upgrades across internal programs



Image: Patterson Park COA

Why are Parks Important?

The Value of Parks

Parks are vital for many reasons, delivering benefits to individuals, communities, and the environment. They encourage physical activity, enhance mental well-being, and foster social interaction. Additionally, parks contribute to biodiversity conservation, improve local air and water quality, and help mitigate the urban heat island effect. Beyond these environmental and health benefits, parks also support economic development and strengthen community engagement, nurturing a strong sense of place.

Parklands are spaces that assist to achieve the City's Strategic Community Plan outcomes including:

- 1.3.1 Provide facilities and services to meet the growth demands and diverse needs of the wider Armadale community.
- 2.1.2 Improve the quality of water in the City's rivers, streams, brooks, drains and wetlands.
- 2.1.3 Minimise impacts on air quality throughout the City.
- 3.2.1 Promote a positive image to attract residents, businesses, investors and visitors.

Well-designed, well-equipped, and well-maintained parklands offer a wide range of benefits:

A Healthy Environment for all:

- **Biodiversity**
Parks provide opportunities for habitat, supporting native flora and fauna
- **Air and Water Quality**
Parks provide space for trees and wetlands, to help clean the air and water, improving the overall environmental health of urban areas
- **Stormwater Management**
Parks help to manage and slow stormwater runoff, reducing the risk of flooding

- **Climate Resilience**
Parks provide space for trees which help to contribute to climate resilience. Trees help mitigate the impacts of climate change by absorbing carbon dioxide and providing shade to reduce urban heat for the wider community.

Healthy People:

- **Mental Health**
Parks help counteract the stresses of urban living by offering natural, calming spaces. The World Health Organization recommends that urban residents have access to 0.5 to 1 hectare of POS within 300 metres of their homes (WHO, 2017b). The City also acknowledges the "3-30-300" rule by Cecil Konijnendijk, which advises that every house, school, and workplace should have a view of at least three trees, be located in a neighbourhood with at least 30% canopy cover, and be within 300 metres of high-quality POS to promote mental and physical well-being
- **Physical Activity**
Parks encourage exercise by providing safe and accessible spaces for physical activity, contributing to improved physical health.

Strong Communities:

- **Sense of Community**
Parks provide spaces for community gatherings, events, and recreational activities, fostering a sense of community
- **Economic Development**
Well designed and equipped parks can increase property values in surrounding areas, benefiting residents
- **Educational Opportunities**
Parks can serve as natural classrooms, educating people about environment and local history.



Image: Concept Plan COA

Park Classification

Park Classification System

The Strategy aligns with the DLGSC POS Classification and the Parks and Leisure Australia Community Guidelines for Community Infrastructure (CFG).

Parks are separated into park categories based on two central categories – function and catchment hierarchy:

Function (primary use and expected activities)

- Recreation spaces
- Sport spaces
- Nature spaces

Catchment Hierarchy (typical size and how far a user might travel to visit the site)

- Local open space
- Neighbourhood open space
- District open space
- Regional open space

The Strategy also takes into consideration the State's Planning Framework Liveable Neighbourhoods (2009) as this document informs a majority of the greenfield development sites. Under Liveable Neighbourhoods 10% of the gross subdivisible area is to be set aside for POS with a minimum of 8% unrestricted use and 2% restricted use (for WSUD).

Under Liveable Neighbourhoods the catchment hierarchy and size vary to the recommendations under the newer DLGSC POS Classification and the Parks and Leisure Australia CFG. Liveable Neighbourhoods guidelines recommend smaller but more frequent parks. However, research has noted having access to fewer large sized POS may be more beneficial than access to a large number of smaller scaled POS (Sugiyama, Gunn et al. 2015). As such the Strategy aligns with the DLGSC POS Classification but acknowledges the requirements outlined under Liveable Neighbourhoods (2009).

Catchment Hierarchy

Parks are separated into park categories based on the size and distance users must travel to visit the park. The City currently manages over 400 parks with various functions, with more parks developed every year in greenfield sites. The park hierarchy categories are as follows

Local Open Space (LOS)

- Small parklands that service parkland requirements of the residential population within the immediate area. These spaces average 0.3ha to 1ha in size and are usually located within 400 metres or a 3-5-minute walk in an urban residential setting. Generally provided at a population rate of 1:1,000.
- Small open spaces under 0.3ha in size can provide community benefits within a dense urban context and under Liveable Neighbourhoods will be considered when a clear function can be shown.



Image – Example Local Park

Neighbourhood Open Space (NOS)

- Medium sized parklands that service parkland requirements of the residential population within the greater neighbourhood area. These spaces average 1ha to 5ha in size and are usually located within 800 metres or a 10-minute walk in an urban residential setting. Generally provided at a population rate of 1:5,000.

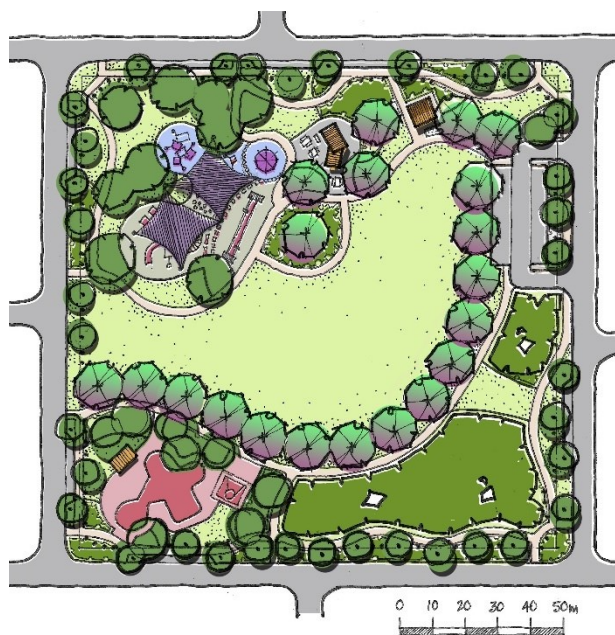


Image – Example Neighbourhood Park

District Open Space (DOS)

- Large parklands that service parkland requirements of the residential population within multiple neighbourhood areas. These spaces are generally over 5ha in size and are usually located within 2 kilometres or a 5-minute drive in an urban residential setting. Generally provided at a population rate of 1:15,000-20,000.

Regional Open Space (ROS)

- Substantial scale or feature parklands that serve one or more geographical or social regions and are likely to attract visitors from outside any one local government area. These areas may be large conservation areas, foreshore reserve, feature specialist playgrounds or multiuse large sporting hubs. These spaces are generally varied in size and allocation depending on the function served.
- Regional spaces are addressed under the Community Infrastructure plan and are not addressed in this Strategy.

In addition to the above categories, the City notes public access ways, civic precincts and town centres which will not be explored in this Strategy.

Function

The primary function of an open space influences the range of facilities that could be provided. Some parks will feature one or all of these functions however usually one function will be dominant. In general, the primary functions comprise of:

Recreation Spaces

- Recreation spaces provide a setting for informal play and physical activity, relaxation and social interaction. Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities.
- This Strategy focuses on recreational parklands within the City.

Sports Spaces

- Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training.
- Facilities for sporting or community-based clubs are addressed under the Community Infrastructure plan and are not addressed in this Strategy.

Nature Spaces

- Nature spaces protect local biodiversity and natural area values. Nature spaces provide opportunity for low impact recreational activities such as walking, cycling, picnicking, playing and watching or exploring natural features.

Infrastructure for community groups, sporting clubs, organised sports or large bushland areas have not been addressed in this strategy. These items will be addressed under the Community Infrastructure Plan or Bushland Management Plan.

Existing Provision

The City currently maintains a number of parks including:

18	District Open Spaces
77	Neighbourhood Open Spaces
322	Local Open Spaces

By volume, a majority of the parks have a primary nature function followed by the recreational function.

	Primary Function	Total
DOS	Sport	10
	Recreation	3
	Nature	5
NOS	Sport	6
	Recreation	49
	Nature	22
LOS	Recreation	98
	Nature	244



Image: Concept Perspective COA

Facility Focus

Facility Guidelines

A range of facilities can be provided in POS to support the community in achieving maximum health and wellbeing benefits. This strategy places a deliberate focus on four primary nodes:

- **Playgrounds**
- **Nature Spaces**
- **Active & Fitness**
- **Young People 12+**

These four nodes form the core foundation of park development. They represent the most valued and frequently utilised spaces by the community.

The primary nodes are complemented by secondary supporting infrastructure, such as picnic areas, BBQ facilities, and seating.

The scale and scope of infrastructure provision are flexible and will vary according to the park classification. For example, a local park may include a small playground and picnic area, while a neighbourhood park might feature a larger, more diverse playground and expanded picnic facilities.

This section of the Strategy outlines the expected provision standards for each park classification, with a particular focus on the four primary facility types.

These standards have been developed through a review of key reference documents and have been adapted to reflect the City's diverse community needs. The following documents have informed the development of these standards:

- Liveable Neighbourhoods (2009)
- DLGSC Classification Framework (2012)
- Western Australia Community Guidelines for Community Infrastructure (2020)
- Play Australia's Strategic Plan (2020)

- Public Parkland Planning and Design Guide (2014)
- Nature PlayWA Play Space Guide
- Healthy Active by Design Quality Green Space Supporting Health, Wellbeing and Biodiversity: A Literature Review (2017)

Given the City's varied environmental conditions, land use patterns, and population densities, the distribution of facilities will naturally differ across locations. Accordingly, these standards have been designed with flexibility to ensure they accommodate the diverse needs of all community members.

The following pages provide an overview of the infrastructure provision standards for each of the four primary nodes. These standards are further detailed within the POS Guidelines.

Play Provision

In the development of the Strategy, community feedback was actively sought to better understand local values and aspirations. The community consultation highlighted that providing diverse play spaces and ensuring inclusive design are top priorities for the local community. Play spaces support early childhood development and represent one of the best investments in society's future.

Play during the early years has a profound and lasting impact on a child's health, well-being, and long-term growth. It helps develop risk-taking abilities in young children, which build self-confidence and problem-solving skills. Well-designed play environments offer physical, cognitive, social, and emotional benefits, all of which contribute to a child's holistic development.

Typically, play spaces focus on families with children aged 0–12 years. To be effective, play spaces must be tailored to different developmental stages and the needs of caregivers. As children grow, they progress through distinct stages of play, which should inform the design approach. These stages, first described by Parten (1932), are outlined below:

- Unoccupied play (birth-3 months), where infants observe the world around
- Solitary play (birth-2 years), where children tend to play alone
- Onlooker play (2 years), where children tend to watch others without participating
- Parallel play (2+ years), where children tend to play alongside others with their own toys
- Associative play (3-4 years), where children begin to interact and share toys while maintaining individual goals
- Cooperative play (4+ years), where children begin to work together towards a shared goal.

Play can generally be categorized into three fundamental developmental areas, each of which should be considered in playground design:

- Physical or Active play i.e. climbing, balancing, hanging, running, swinging, rocking. This type of play involves activities that require movement and helps to develop motor skills, strengthen muscles and spatial awareness
- Cognitive play i.e. imagining, constructing, problem solving, creating. This type allows children to explore creativity by inventing scenarios or solve a problem through imagination. It fosters problem-solving skills, emotional expression, and language development. Climbing frames are a good example of problem solving as children navigate different paths and obstacles
- Social play i.e. role playing, group games, interacting. Social play teaches children how to interact with others through cooperation, sharing, and teamwork. Equipment that must be used together or with teamwork helps with this development area, such as seesaws or sand pits.

Playground designs commonly target these areas to provide children with opportunities to develop essential skills. In order to ensure the community has the opportunity to access quality play spaces, the following standards have been developed, as per the table below.

Table 1: Play Provision Standards

	Local Play	Neighbourhood Play	District Play
Average Catchment	400m radius or at a population rate of 1:2500.	800m radius or at a population rate of 1:5000.	Located within 2km or rate of 1:20,000.
Play inclusions	<p>Equipment to be located within one general area, featuring 1-3 off the shelf play pieces providing opportunity for 1-2 types of play and targeted to 1 age range.</p> <p>On average the size shall be 200-300msq and the equipment and sofffall valued at \$150k</p> <p>Majority of the playground be shaded by natural or constructed shade.</p>	<p>Equipment to be located within one general area, featuring 3-5 off the shelf play pieces providing opportunity for 2-3 types of play and suitable for ages 1-11 years.</p> <p>On average the size shall be 300-600msq and the equipment and sofffall valued at \$300-500k</p> <p>Majority of the playground be shaded by natural or constructed shade.</p>	<p>Equipment to be located within one general area, featuring 6-10 play pieces using both custom and off the shelf products. The equipment shall provide exposure to all 3 types of play and shall be suitable for ages 1-11 years.</p> <p>On average the size shall be over 600msq and the equipment and sofffall valued over \$700k</p> <p>Majority of the playground be shaded by natural or constructed shade.</p>
Supporting Infrastructure			
Access	<ul style="list-style-type: none"> ▪ Accessible primary path linking picnic area and play facilities to local path network ▪ Sand or mulch sofffall to be installed with rubber sofffall to limited pieces for access and connectivity through playground. 	<ul style="list-style-type: none"> ▪ Accessible primary path linking picnic area and play facilities to local path network ▪ Sand or mulch sofffall to be installed with feature rubber sofffall pieces for access and connectivity through playground. 	<ul style="list-style-type: none"> ▪ Multiple accessible primary paths linking picnic area and play facilities to carpark and local path network Sand or mulch sofffall to be installed with large areas of rubber sofffall
Picnic	<p>1 picnic node including:</p> <ul style="list-style-type: none"> ▪ Small shelter with seating and wheelchair access. 	<p>1-2 picnic nodes including:</p> <ul style="list-style-type: none"> ▪ Large shelters with picnic seating, wheelchair access, 1-2 bins, 1 drink fountain and a BBQ ▪ Supported by roadside carparks. 	<p>3-4 picnic nodes including:</p> <ul style="list-style-type: none"> ▪ Large shelters with picnic seating, wheelchair access, 2-3 bins, 1 drink fountain and 2 BBQs. Bookable spaces to be considered Supported by on or off-street carpark.
Toilets	No Provision	Toilet may be provided as per Toilet Strategy.	Toilet to be provided as per Toilet Strategy.
Lighting	No Provision	Limited Provision	Passive lighting

Nature Provision

The provision of nature was highly regarded within the community consultation feedback and it was noted as a key factor for improving the enjoyment of a park.

Research has proven spending time in nature is linked to improvements in mood, mental health and emotional well-being. The quality of the park or green space can significantly enhance its natural appeal and quality green space provides a visual break from the urban

environment and promotes general sense of calming. In order to ensure the community has the opportunity to access nature of a quality to improve wellbeing, the following standards have been developed, as per the table below.

Table 2: Nature Provision Standards			
	Local Nature	Neighbourhood Nature	District Nature
Average Catchment	400m radius or at a population rate of 1:2500.	800m radius or at a population rate of 1:5000.	Located within 2km or rate of 1:20,000.
Nature inclusions	Cluster of local vegetation with trees, shrubs and groundcovers providing a visual break from urban environment. Cluster shall feature strong tree canopy.	Large cluster of local vegetation with trees, shrubs and groundcovers providing a visual break from urban environment. Cluster shall feature strong tree canopy.	Large natural area providing biodiversity and habitat value and a visual break from urban environment.
Supporting Infrastructure			
Access	<ul style="list-style-type: none"> ▪ Accessible primary path linking natural area to local path network. 	<ul style="list-style-type: none"> ▪ Accessible primary path linking natural area to local path network. 	<ul style="list-style-type: none"> ▪ Multiple walk trails linking the natural area and picnic area, to the local path network and carpark
Picnic	Seating along walk trails approximately every 200-300m.	Seating along walk trails approximately every 200-300m. In addition, 1 picnic node to be accommodated including: <ul style="list-style-type: none"> ▪ Small shelter with seating and wheelchair access. 	Seating along walk trails approximately every 200-300m. In addition, 1-2 picnic nodes to be accommodated including: <ul style="list-style-type: none"> ▪ Large shelters with picnic seating and wheelchair access.
Wayfinding	No Provision	No Provision	For large parks with multiple trails, wayfinding may be required. Educational signage such as interpretive signs and environmental signs can be provided

Active Provision

The consultation outlined that providing a variety of activities suitable for all ages a high priority for residents. Parks encourage physical activity and provide spaces for passive and active exercise. This is a critical element in promoting physical activity and reducing sedentary behaviour.

The infrastructure provision within the parks can play a key part in ensuring the community can be active within parklands. In order to ensure the community has the opportunity to access quality Active nodes, the following standards have been developed, refer to Table 3.

Table 3: Active Provision Standards			
	Local Active	Neighbourhood Active	District Active
Average Catchment	Located 800m radius or at a population rate of 1:5000	Located 1.2km radius or at a population rate of 1:10,000	Located within 2km or rate of 1:20,000
Active inclusions	Feature a small active node along a pathway. In a local space the following elements could be considered: <ul style="list-style-type: none"> Table tennis Sports goals Kickabout space. Size can vary and generally valued at \$30-50k	1-2 elements integrated along a walk trail or system of connecting paths. In a neighbourhood space the following elements could be considered: <ul style="list-style-type: none"> Fitness equipment Mutli use courts / Cricket net (where able to meet noise regulations), Sports goals / Kickabout. Size can vary and generally valued \$100k	2-3 elements integrated along a walk trail or system of connecting paths. In a district space the following elements could be considered: <ul style="list-style-type: none"> Fitness equipment Mutli use courts / Cricket net (where able to meet noise regulations), Sports goals / Kickabout Off leash fenced dog area. Size can vary and generally valued \$300k
Supporting Infrastructure			
Access	<ul style="list-style-type: none"> Accessible primary path linking active node to local path network. 	<ul style="list-style-type: none"> Accessible primary path linking active node to local path network The equipment shall provide active opportunity for multiple age groups 	<ul style="list-style-type: none"> Accessible primary path linking active node to local path network The equipment shall provide active opportunity for multiple age groups
Picnic	Seating along walk trails approximately every 200-300m.	Seating along walk trails approximately every 200-300m. In addition, 1 picnic node to be accommodated including: <ul style="list-style-type: none"> Small shelter with drink fountain, seating and wheelchair access May be shared with playground. 	Seating along walk trails approximately every 200-300m. In addition, 1-2 picnic nodes to be accommodated including: <ul style="list-style-type: none"> Large shelters with seating, wheelchair access, 1-2 bins, 1 drink fountain and a BBQ. Bookable spaces to be considered
Toilets	No Provision	Toilet may be provided as per toilet strategy.	Toilet to be provided as per toilet strategy.
Lighting	No Provision	No Provision	Passive lighting

Young People 12+ Provision Guidelines

The consultation outlined that providing a variety of activities targeting ages 12+ was a high priority for the local community. Research is showing adolescents are spending less time outdoors and are becoming increasingly sedentary in behaviour. As adolescents progress from childhood into adults it is important safe spaces are provided to enable this growth, to become independent, healthy and socially connected.

Teenagers can be seen as invaders in most POS, they are too old for playgrounds and require consideration to ensure space is provided to connect, exercise and have fun. Parks can play a key role in a teenager's progression into adulthood, by encouraging participation in outdoor activities for health, wellbeing and social growth. In order to ensure young people, have the opportunity to access quality spaces, the following standards have been developed, refer to Table 4.

Table 4: 12+ Provision Standards			
	Local 12+	Neighbourhood 12+	District 12+
Average Catchment	Located 800m radius or at a population rate of 1:5000	Located 1.2km radius or at a population rate of 1:10,000	Located within 2km or rate of 1:20,000
12+ inclusions	Feature a small node integrated near a local play or active space. In a local space the following elements could be considered: <ul style="list-style-type: none"> Table tennis Swings Hang out spaces. Size can vary and generally valued \$30-50k	A larger node integrated near a neighbourhood play or active space, featuring 1 element. The following elements could be considered: <ul style="list-style-type: none"> Small Pump/Skate/Parkour Table tennis Mutli use courts (where able to meet noise regulations) Swings Hang out spaces. Size can vary and generally valued \$100k	A larger node featuring 1-2 facilities. In a neighbourhood space the following elements could be considered: <ul style="list-style-type: none"> Pump/Skate/Parkour Table tennis Mutli use courts (where able to meet noise regulations), Swings Hang out spaces. Size can vary and generally valued \$300k
Supporting Infrastructure			
Access	<ul style="list-style-type: none"> Accessible primary path linking 12+ node to local path network. 	<ul style="list-style-type: none"> Accessible primary path linking 12+ node to local path network. 	<ul style="list-style-type: none"> Multiple pathways linking 12+ node to local path network and carpark.
Picnic	Seating node including: <ul style="list-style-type: none"> Shaded seating nearby 	1-2 picnic nodes including: <ul style="list-style-type: none"> Large shelters with seating, wheelchair access, 1 bin, 1 drink fountain and a BBQ. May be shared with playground. Bookable spaces to be considered 	2-3 picnic nodes including: <ul style="list-style-type: none"> Large shelters with picnic seating, wheelchair access, 2-3 bins, 1 drink fountain and 2 BBQs. Bookable spaces to be considered
Toilets	No Provision	Toilet may be provided as per toilet strategy.	Toilet to be provided as per toilet strategy.
Lighting	No Provision	No Provision	Passive lighting

Existing Provision

The City's parklands include a variety of primary nodes. Compared to standard benchmarks, the City offers an above-average number of playgrounds but a below-average number of active and youth facilities. Additionally, due to its natural topography and features, the City boasts an above-average amount of natural spaces.

However, several factors should be considered when interpreting these above- and below-average figures. The City's diverse environmental characteristics, land use patterns, and population densities naturally

influence the distribution of facilities, which can contribute to these variations. Furthermore, quality should take precedence over quantity when assessing provision—these numbers reflect only the quantity of facilities, not their quality or effectiveness.

Therefore, as part of the action plan, a detailed assessment of facility quality against established standards will be undertaken, alongside a review of any gaps in recommended provision, to help prioritise improvements.

	DOS	NOS	LOS	Totals
Play Provision – Existing	11	65	45	121
<i>Play Provision – recommended per population</i>	<i>5.5</i>	<i>21.8</i>	<i>43.7</i>	<i>71</i>
Nature Provision – Existing	6	18	152	176
<i>Nature Provision – recommended per population</i>	<i>5.5</i>	<i>21.8</i>	<i>43.7</i>	<i>71</i>
Active Provision – Existing	5	16	9	30
<i>Play Provision– recommended per population</i>	<i>5.5</i>	<i>10.9</i>	<i>21.8</i>	<i>38</i>
Youth Provision – Existing	5	16	9	30
<i>Youth Provision – recommended per population</i>	<i>5.5</i>	<i>10.9</i>	<i>21.8</i>	<i>38</i>



Image: Westfield Heron COA

Community Priorities

Community Feedback

This Strategy has a clear link to the City's Strategic Community Plan, which outlines a clear objective to 'Develop, improve and maintain quality parks, playgrounds and Public Open Spaces throughout the City' and provide 'Attractive, Inclusive and Functional Public Places'. Recognising that this goal can be subjective, community feedback has been actively sought to better understand local values and aspirations.

These insights have been distilled into key priorities and recommended actions outlined below.

Cooling Spaces

The urban heat island effect is impacting urban environments, making places uncomfortable and posing a serious health risk to the community. Shade availability within parklands is a priority with natural shade provision taking precedence and constructed shade installed on an as needs basis. The shade from trees and use of natural materials will provide a cooler park in summer.



The strategy will value natural and constructed shade as a priority. Therefore, the following actions will be considered in the Action Plan:

- Design Guideline Actions
 - Strengthen design guidelines to provide guidance on the requirements for natural and constructed shade with the aim to create cooling spaces

- Park Improvement Actions
 - Prioritise targeted planting programs to increase canopy cover around connecting pathways and primary nodes
 - Prioritise constructed shade over primary nodes where natural shade is insufficient

Bringing Nature Back

The consultation outlined that nature was a key factor for enjoyment of a park, people often visited parks to 'spend time in nature'.



Research suggests that nature can improve the mental health of the community by reducing stress, lowering anxiety, improving cognitive function, and overall wellbeing. The modern urban world can impact on human health and exposure to nature can help restore mental energy and combat mental fatigue.

The Strategy will value access to nature as a priority. Therefore, the following actions will be considered in the Action Plan:

- Design Guideline Actions
 - Strengthen design guidelines to provide guidance on natural ecosystem planting styles to create a visual link to nature in urban parklands
- Park Improvement Actions
 - Prioritise targeted planting programs that replicate natural ecosystems and create a visual link to nature in urban parklands
 - Undertake a detailed assessment of facility quality against established standards alongside a review of any gaps in recommended provision, to help inform and prioritise future upgrades

Inclusive Spaces

Inclusive spaces promote equity, encourage social skills, and foster a sense of belonging. The consultation highlighted that ensuring spaces welcomed and considered all visitors was high priority for respondents.



The Strategy will value and seek inclusivity for all. Therefore, the following actions will be considered in the Action Plan:

- Design Guideline Actions
 - Seek specialist input into design guidelines to ensure compliance with accessibility legislation
- Park Improvement Actions
 - Prioritise access and inclusion improvements when undertaking park upgrades
 - Ensure community consultation and access specialist advice is undertaken during design development phases

Diversity of Activities

The consultation outlined that providing a variety of activity and play spaces suitable for all ages (including youth and elderly) were a high priority for residents.



The free text questions featured comments requesting 'more playground equipment', 'better designed play equipment', 'more facilities for teens' and 'age diverse activities in all neighbourhoods such as basketball hoops, pump tracks, volleyball nets, various goals for football'.

The Strategy will value and promote diversity of activities and seek to provide suitable primary and secondary facilities as a priority. Therefore, the following actions will be considered in the Action Plan:

- Design Guideline Actions
 - Update guidelines to provide detail on the standard provision for primary nodes and secondary supporting infrastructure
- Park Improvement Actions
 - Undertake a detailed assessment of facility quality against established standards alongside a review of any gaps in recommended provision, to help inform and prioritise future upgrades

Clean & Maintained

The consultation revealed that residents prioritise maintenance and cleanliness in POS. One of the main reasons people avoid their least favourite parks is due to a lack of cleanliness.



Well-maintained parks are essential for public safety and community wellbeing. Parks help reduce pollution and foster a sense of pride within the community.

The strategy will emphasize and promote maintainability as a key objective for parklands. Accordingly, the following actions will be considered in the Action Plan:

- Design Guideline Actions
 - Strengthen guidelines to provide clear direction on preferred infrastructure from a maintenance perspective.

-
- Operational Improvement Actions
 - Conduct an operational review of parkland maintenance scheduling to better address community concerns.

Safe Spaces

The consultation highlighted safety as a key factor influencing park enjoyment. One of the main reasons people avoid their least favourite parks is due to feeling unsafe. A strong sense of safety encourages more frequent park visitation, giving the community opportunities to engage in physical activity and connect with nature, which in turn supports improved health and wellbeing.



While crime and antisocial behaviour fall under police jurisdiction, the strategy aims to enhance parklands by promoting Crime Prevention Through Environmental Design (CPTED) principles. Key recommendations for consideration include:

- Design Guideline Actions
 - Embed CPTED guidelines such as Safer Places by Design within guidelines
- Operational Improvement Actions
 - Continuing collaboration with local police and service providers to support a safer community.



Image: Jull st Mall – COA

Strategy Goals

Action Plan

The Strategy has a goal to create attractive, inclusive and functional public places and actively seeks to develop, improve and maintain quality POS throughout the City.

This Strategy has established a hierarchy of parks, provided a guideline of facility provision and community feedback has been actively sought to better embed community aspirations into the Strategy.

The following action plan summarises the next steps required to implement the Strategy and achieve quality POS throughout the City.

Action Plan

Goal	Action	Scope	Proposed Timeframe	Monitoring & Reporting
Attractive, inclusive and functional public places	A1	<p>Develop a Park Improvement Plan (PIP) with focus on programs to address community priorities. The PIP will:</p> <ul style="list-style-type: none"> ▪ Create a sub-program that integrates with Urban Forest and Dry Parks Programs to target canopy cover around connecting pathways and primary nodes in parklands with high heat ▪ Create of a sub-program that integrates with Urban Forest and Dry Parks Programs to target planting to replicate natural eco-systems in areas lacking access to nature ▪ Undertake a detailed assessment of existing primary nodes against the quality criteria and recommend future upgrades ▪ Undertake a review of any gaps in recommended primary node provision, to help inform and prioritise future upgrades ▪ Outline design development processes including engagement with the community 	<ul style="list-style-type: none"> ▪ Upon adoption of the Strategy, a PIP will be created and submitted to Council within 6 months ▪ PIP will feature a 10-year program of works 	<ul style="list-style-type: none"> ▪ Once endorsed, the design team will report annually on the PIP through Corporate Business Plan review process ▪ The Strategy will be reviewed after 10 years and resubmitted for Council endorsement
	A2	<p>Update guidelines to address community priorities. The revised guidelines will:</p> <ul style="list-style-type: none"> ▪ Provide guidance on the requirements for natural and constructed shade with the aim to create cooling spaces ▪ Provide guidance on natural eco-system planting styles to create a visual link to nature in urban parklands ▪ Be reviewed by access and inclusion consultants to ensure compliance with accessibility legislation ▪ Provide detail on the standards for primary nodes and secondary supporting infrastructure ▪ Provide clear direction on preferred infrastructure from a maintenance perspective 	<ul style="list-style-type: none"> ▪ Draft POS Guidelines have been created in accordance with the Draft Strategy ▪ Upon adoption of the Strategy, the draft will be finalised 	<ul style="list-style-type: none"> ▪ Review of the Guidelines will be undertaken on a biennial basis by the design team to ensure the document is updated to relevant standards.
	A3	<p>Undertake an operational review of key elements highlighted during community consultation. The operational review will:</p> <ul style="list-style-type: none"> ▪ Conduct an operational review of parkland maintenance scheduling to better address community concerns 	<ul style="list-style-type: none"> ▪ Upon adoption of the Strategy, a review will be undertaken within 6 months noting recommended improvements 	<ul style="list-style-type: none"> ▪ The operational review will be revisited on a biennial basis by the service delivery team

Appendices

- Appendix A – Community Engagement Phase Summary
- Appendix B – Draft Design Guidelines

Parks Facility Strategy Engagement Summary



Revision	Description	Date	Authors
Revision v1	Draft Report for internal review	11.4.2025	JAM



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2 'We Asked'	5
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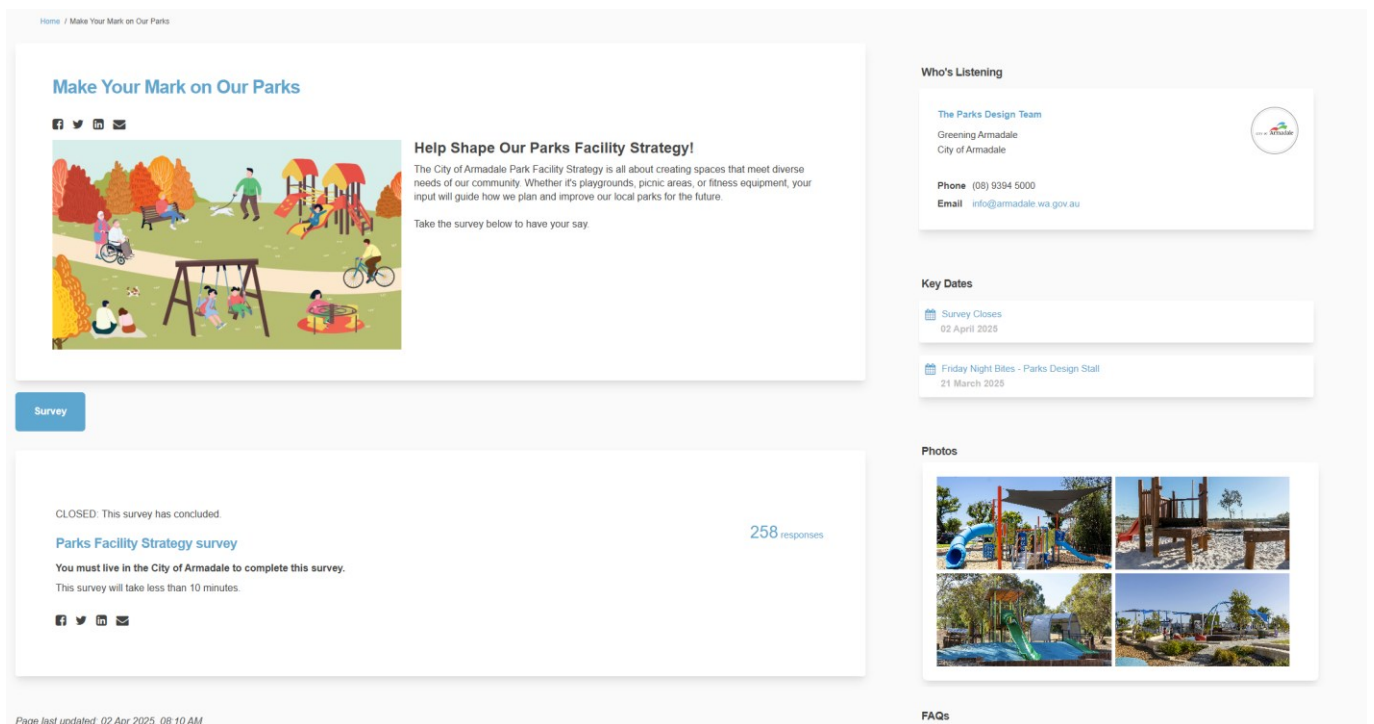


1 Introduction

The City’s Parks Facility Strategy (PFS) was first developed in 2013 and revised in 2019. The 2019 revision outlined the hierarchy of parks and infrastructure types and also identified a facility matrix to determine the facility provision within each type of park. An improvement plan was created and a majority of the ‘top 25’ park improvements have been undertaken.

This year, a review of the strategy is planned, to reflect on the improvements made and create an updated 5-year improvement plan. The aim is to have a more coordinated improvement plan with the associated asset renewal plan, dry park improvement plan and the urban forest strategy. Consultation with the community will be a key part of the process of refresh of this strategy. The community can provide feedback vital to ensuring our parks are servicing the community, and this consultation process provides the opportunity to ensure the standards of provision are adequate.

This report provides a summary of this community survey in the "We Asked, You Said, We Heard" format of community engagement which provided a structured approach that communicates how community feedback has been gathered (We Asked), what the community responded with (You Said), and how that input has been considered or acted upon (We Heard).



City's online engagement page (www.engage.armadale.wa.gov.au)



2 ‘We Asked’

Purpose

The purpose of the survey and consultation was to:

- Increase community awareness about the PFS redevelopment (2025-2030), while ensuring transparency in the consultation and planning processes
- Foster trust between the community and the City by actively encouraging diverse participation in the consultation process and ensuring broad community involvement
- Make the consultation process accessible to all individuals, regardless of background, ability, or location, and evaluate the effectiveness of communication and engagement strategies.

The survey sought community perspectives on key issues related to parkland facilities. The survey explored the reasons people chose to visit specific parks in their neighbourhoods and what factors / facilities are most important to them when visiting recreational parklands.

Communication Tools

During the consultation period the following methods were utilised to engage with the local community and key stakeholders:

- Community survey (hard copy at library and online via City’s engagement platform)
- Organic social media traffic and awareness campaign
- Paid social media traffic and awareness campaign
- Newspaper advertisements
- Printed A6 flyers at key city locations such as libraries, Champion Centre and advertising stickers placed at local parks
- Community pop up booth at Piara Waters Friday night bites
- Request to local schools to advertise the survey to their networks and invitation to discuss
- City of Armadale Access and Inclusion Reference Group stakeholder engagement session
- Internal workshop engagement session

The survey was open from 3 of March to the 2 of April 2025

Who Responded?

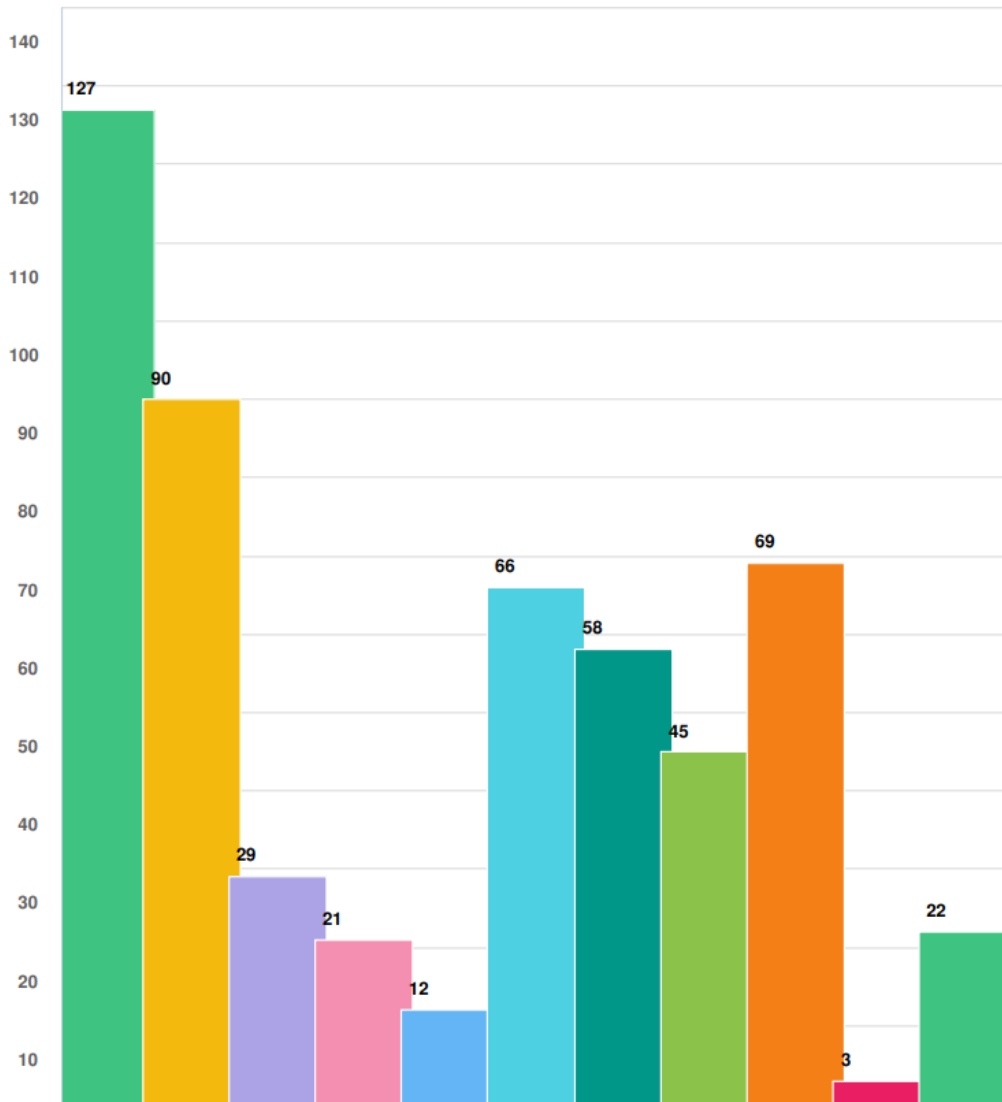
225 surveys were submitted. 26% of respondents identified as being from a Culturally and Linguistically Diverse background and 6.2% identified as a person with a disability. The survey reached a variety of suburbs with the majority from Harrisdale (23.1%) followed by 20.9% from Kelmscott.



3 ‘You said’

Q1 Favourite Park

The first question asked people to think of their favourite park and asked why do they choose to go there.



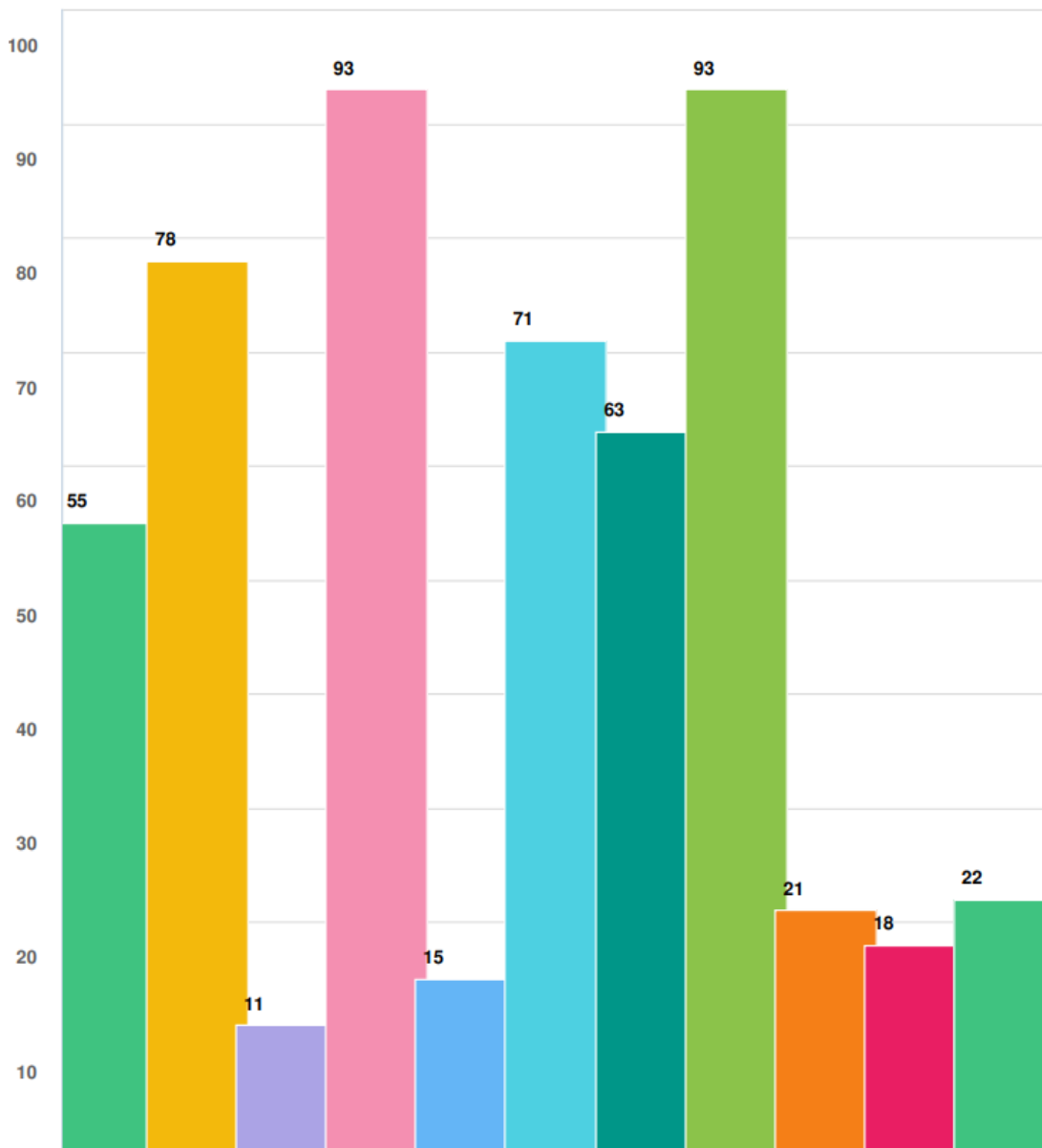
Question options

- Close to home
- Cleanliness and maintenance of the park
- Condition of footpaths or walk tracks
- Dog facilities
- Condition / maintenance of turf
- Provided shade and coolness in summer
- Condition of playground
- Feeling of safety
- Trees and nature
- Condition of exercise equipment
- Other (please specify)



Q2 Least Favourite Park

The second question asked people to think of their least favourite park and asked why do they choose to go there.



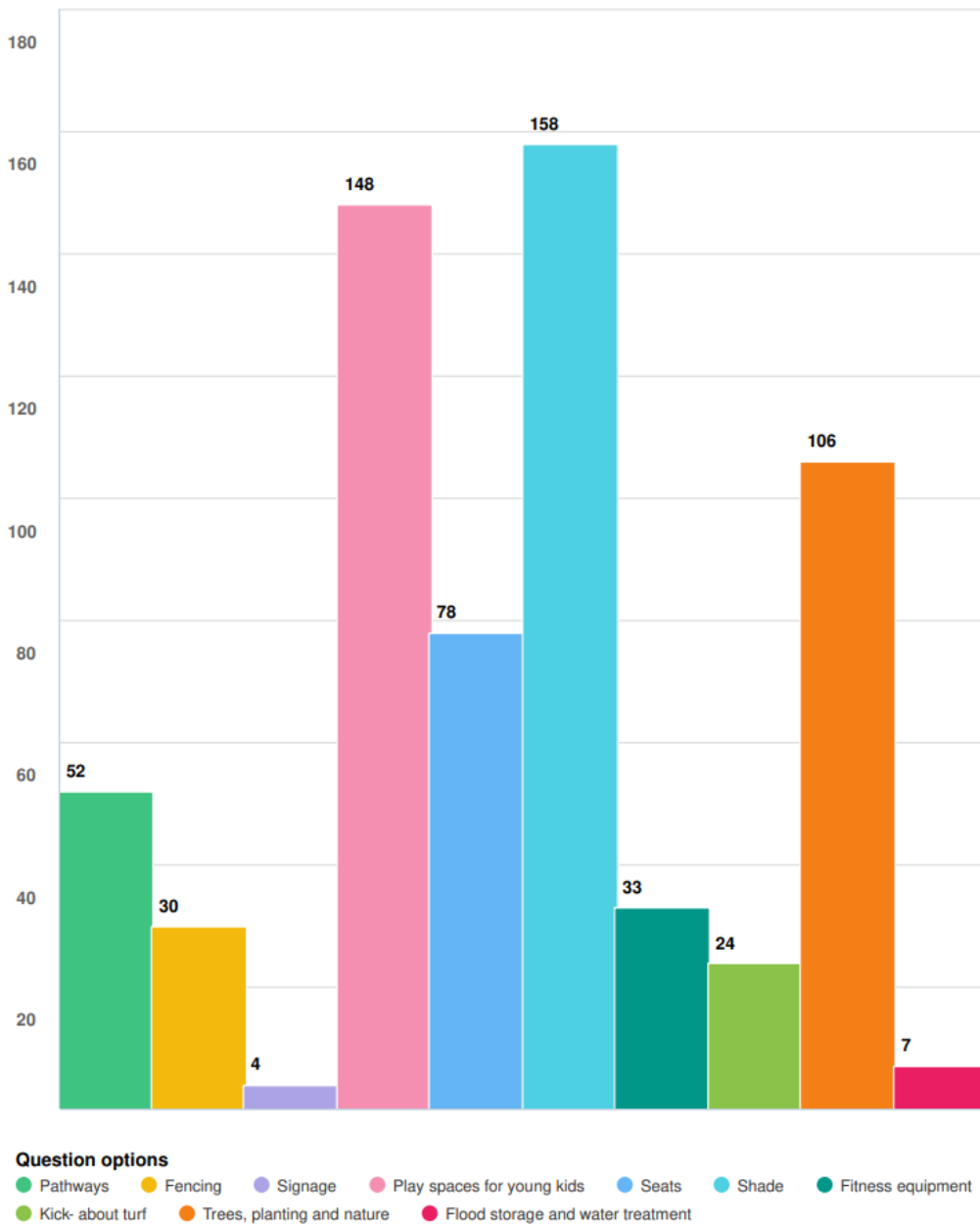
Question options

- Too far away
- Cleanliness and maintenance of the park
- Condition of footpaths or walk tracks
- Lack of facilities
- Condition / maintenance of turf
- Lack of shade / too hot in the summer
- Condition of playground
- Feeling of safety
- Lack of trees and nature
- Poor provision of exercise equipment
- Other (please specify)



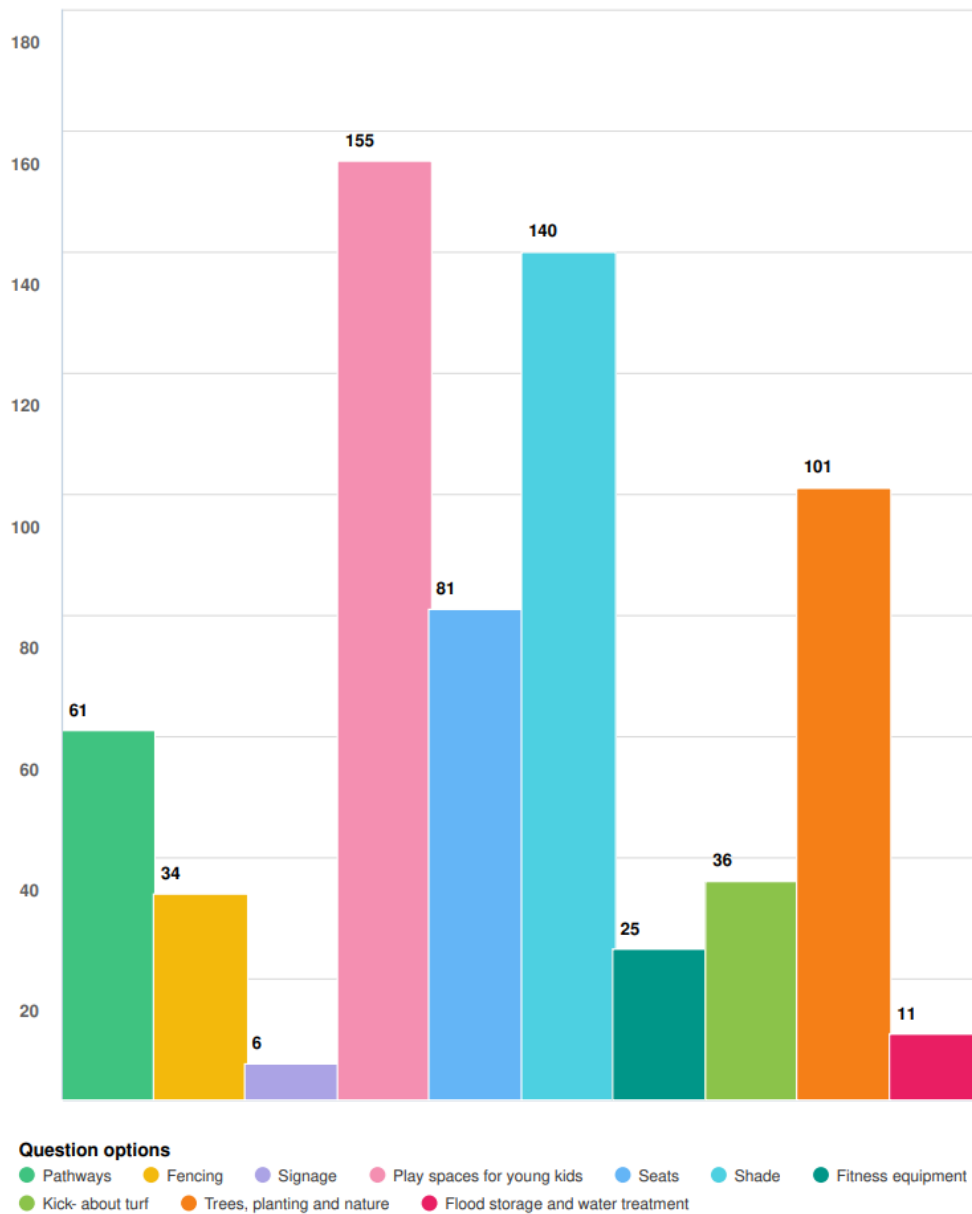
Q3 Local Park

This question asked people to consider a local park and asked what facilities do they think are important, out of a number of options provided.



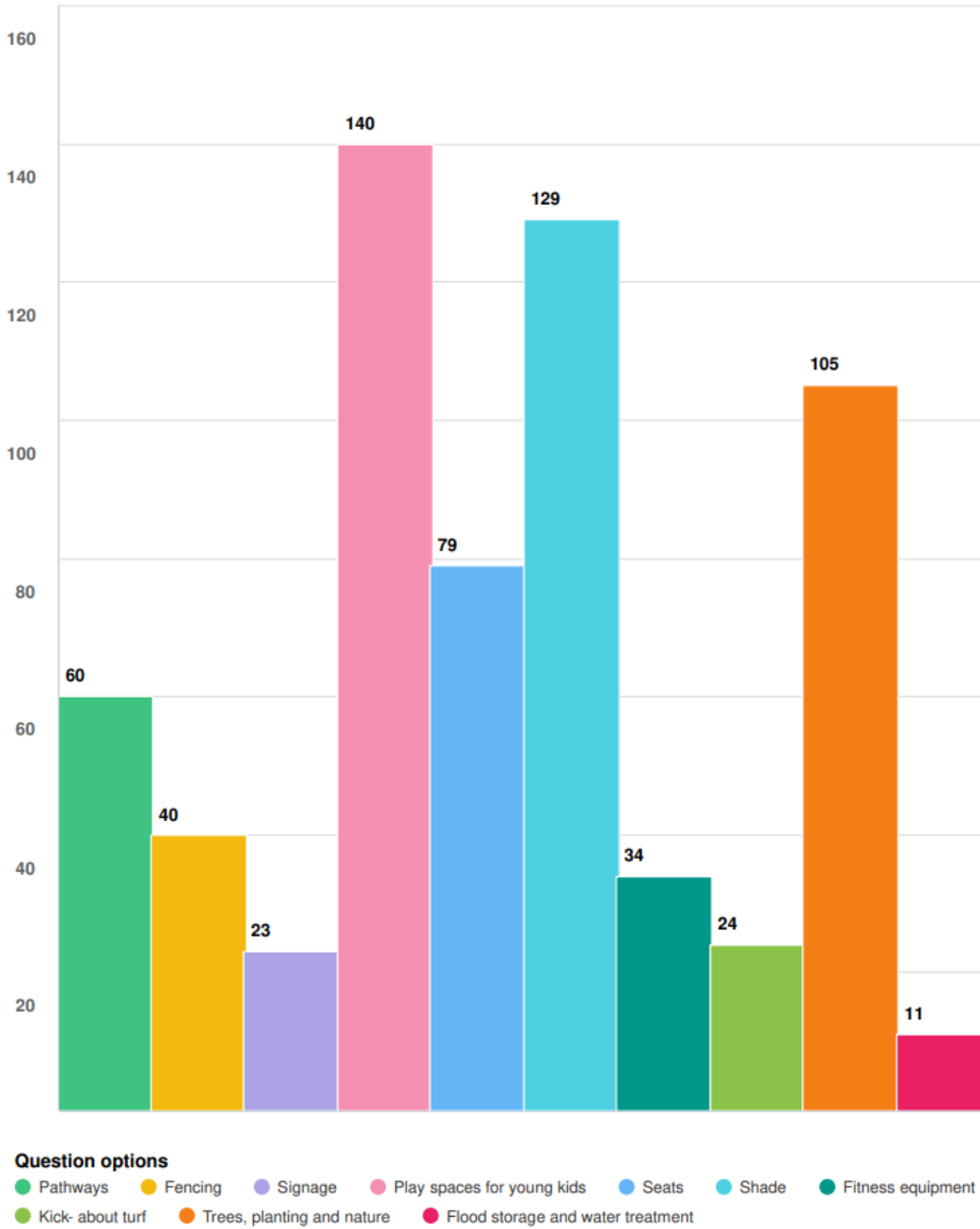
Q4 Neighbourhood Park

This question asked people to consider the larger neighbourhood park and asked what facilities do they think are important, out of a number of options provided.



Q5 District Park

This question asked people to consider the large district scale park and asked what facilities do they think are important, out of a number of options provided.



Q6 Open Text

This question provided a free text option to outline what they felt could be done by the City to better support the parks in their local community. This question had numerous responses however key themes were identified through the text analysis, summarised visually below.



3 ‘We Heard’

“We Heard” summarises how community feedback has been considered, outlining key themes and how this input will influence the development and implementation of the Parks Facilities Strategy.

The community feedback provided insight into the community’s values and aspirations which are summarised below. These repeating themes will form the key values and pillars to the strategy and will become focus points for improvement.

3.1 Shade and Cooling

The consultation outlined that protection from sun and heat was a key factor for enjoyment of a park. The free text commented that some parks are ‘uncomfortably hot’, noted that ‘shade is highly important’ and ‘more shade for playgrounds’ was requested.

The strategy will value and promote shade within parklands as a priority. Initial opportunities could be:

- Targeted planting programs to promote shade trees
- Improvements to prioritise natural and constructed shade for recreational nodes such as picnic areas, fitness, playgrounds, walkways – locations where residents will visit or pause for a period of time.

3.2 Nature

The consultation outlined that nature was a key factor for enjoyment of a park. The free text commented that people visited parks to ‘spend time in nature’ and enjoyed spaces with ‘plenty of nature and planting’.

The strategy will value and promote nature and natural ecosystems within parklands as a priority. Initial opportunities could be:

- Planting programs to seek to replicate natural systems and create a visual link to nature in our parklands for improvement to mental health
- Explore opportunities to expand green and blue corridors to improve nature in parks and public space to create natural walking links for exercise and mental health
- Work with developers to embed this principal in the park approval process.

3.3 Inclusive spaces

The consultation outlined that inclusive spaces were a high priority for residents. The free text commented that respondents were seeking ‘better access for people of disabilities’, ‘more all-ability playground equipment’ and ‘seating that includes wheelchair/pram access’.

The strategy will continue to value creating inclusive spaces a priority. Initial opportunities could be:

- Seek access to consultant review of existing park standards and make improvements
- Review of proposed playground and picnic nodes for all-abilities use
- Review pathway connections ensuring all residents have access to and around parks for exposure to nature.

3.4 Play

The consultation outlined that a variety of play spaces suitable for all ages (including youth) were a high priority for residents. The free text featured comments requesting ‘more playground equipment’, ‘better designed play equipment’, ‘more facilities for teens’ and ‘age diverse activities in all neighbourhoods such as basketball hoops, pump tracks, volleyball nets, various goals for football’. In particular Heron North and Hilbert featured highly as locations for future playgrounds.



The strategy will value and promote a diversity of play within parklands as a priority. Initial opportunities could be:

- Create a play plan to seek to ensure diversity and use for all ages within playgrounds
- Explore play opportunities for teenagers and pre-teens to ensure all ages have access to play and fitness
- Work with developers to embed this principal for diversity in the park approval process.

3.5 Clean and maintained

The consultation outlined residents prioritised maintenance and cleanliness in public open space. The consultation outlined one of the main reasons people did not visit their least favourite park was a lack of cleanliness. Numerous comments within the free text referred to undertaking 'regular maintenance by keeping it clean and safe' and ensure 'that the spaces are well lit and are cleaned and maintained regularly'

The strategy will value and promote a maintainability as a key objective within parklands and initial opportunities could be to undertake a review of the maintenance scheduling.

3.6 Safe

The consultation outlined that safety was a key factor for enjoyment of a park. The consultation outlined one of the main reasons people did not visit their least favourite park was a poor feeling of safety. Comments within the free text included 'providing sufficient lighting will keep the place safe'.

Whilst crime and antisocial behaviour is a police matter, the strategy can seek to improve parklands by promoting Crime Prevention Through Environmental Design (CPTED) principles as a key objective. Initial opportunities could be:

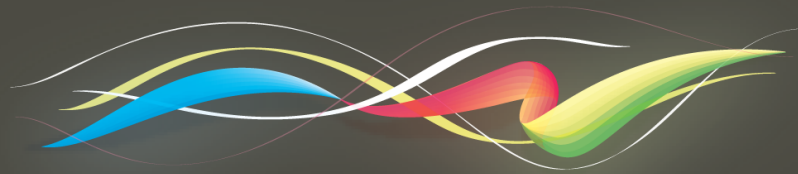
- Use CPTED guidelines such as 'Safer Places By Design' to determine improvements for problematic spaces
- Ensure parks dedicated night use are lit to Australian standards.

4 Conclusion

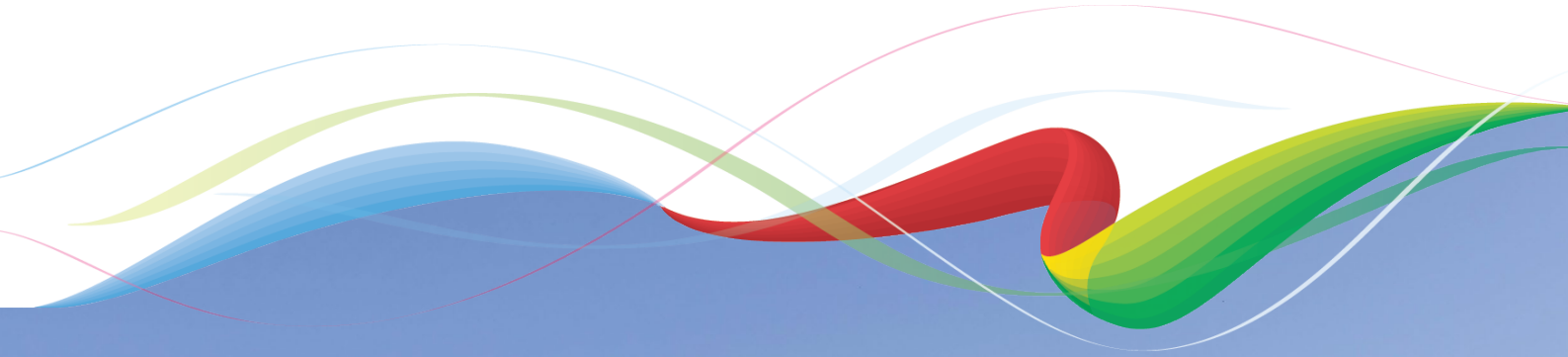
The City of Armadale has received strong feedback and clear direction for improvement of the City's parkland assets. The feedback gathered from the community will play a crucial role in shaping the Parks Facility Strategy 2025-2030, ensuring that it reflects community priorities. The City will continue engaging with residents throughout the strategy development process, providing updates on actions taken in response to community input.



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Parks Facility Strategy Engagement Summary – Phase 2 Summary



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Revision	Description	Date	Authors
Revision v1	Engagement Summary	4.8.2025	JAM



1 Introduction

The City’s Parks Facility Strategy (PFS) was first developed in 2013 and revised in 2019. The 2019 revision outlined the hierarchy of parks and infrastructure types and also identified a facility matrix to determine the facility provision within each type of park. An improvement plan was created, and a majority of the ‘top 25’ park improvements have been undertaken.

This year, a review of the strategy is planned, to reflect on the improvements made and create an updated 5-year improvement plan. The aim is to have a more coordinated improvement plan with the associated asset renewal plan, dry park improvement plan and the urban forest strategy. Consultation with the community will be a key part of the process of refresh of this strategy. The community can provide feedback vital to ensuring our parks are servicing the community, and this consultation process provides the opportunity to ensure the standards of provision are adequate.

This report provides a summary of the second phase of community consultation. The phase 2 consultation aimed to share the draft Strategy with stakeholders and community for comment. The consultation summary utilises the "We Asked, You Said, We Heard" format of community engagement which provided a structured approach that communicates how community feedback has been gathered (We Asked), what the community responded with (You Said), and how that input has been considered or acted upon (We Heard).

Home / Make Your Mark on Our Parks

Make Your Mark on Our Parks

Help Shape Our Parks Facility Strategy!

The City of Armadale Park Facility Strategy is all about creating spaces that meet diverse needs of our community. Whether it's playgrounds, picnic areas, or fitness equipment, your input will guide how we plan and improve our local parks for the future.

Take the survey below to have your say

Parks Facility Strategy – ensure our recreational parks are ‘Attractive, Inclusive and Functional’ CLOSED Survey

CLOSED: This survey has concluded.

Parks Facility Strategy – ensure our recreational parks are ‘Attractive, Inclusive and Functional’

Page last updated: 30 Jun 2025, 11:07 AM

Who's Listening

The Parks Design Team
Greening Armadale
City of Armadale

Phone (08) 9394 5000
Email info@armadale.wa.gov.au

Key Dates

Survey 2
29 June 2025

Friday Night Bites - Parks Design Stall
21 March 2025

Photos

Parks Facility Strategy - Engagement Summary

[Draft Strategy \(7.6 MB\) \(pdf\)](#)

City’s online engagement page (www.engage.armadale.wa.gov.au)



2 ‘We Asked’

Purpose

The purpose of the survey and consultation was to:

- Seek feedback on the draft Strategy
- Increase community awareness about the PFS redevelopment (2025-2030), while ensuring transparency in the consultation and planning processes
- Foster trust between the community and the City by actively encouraging diverse participation in the consultation process and ensuring broad community involvement
- Make the consultation process accessible to all individuals, regardless of background, ability, or location, and evaluate the effectiveness of communication and engagement strategies.

The survey sought community perspectives on the draft Strategy. The survey asked respondents to review the draft and answer questions including ranking priorities and seeking feedback on the proposed Action Plan.

Communication Tools

During the consultation period the following methods were utilised to engage with the local community and key stakeholders:

- Community survey (online via City’s engagement platform)
- Organic social media traffic and awareness campaign
- Paid social media traffic and awareness campaign
- Newspaper advertisements
- Printed A6 flyers at key city locations such as libraries, Champion Centre and advertising stickers placed at local parks
- Internal Staff workshop session

The survey was open from 3 June to the 30 June 2025.

Who Responded?

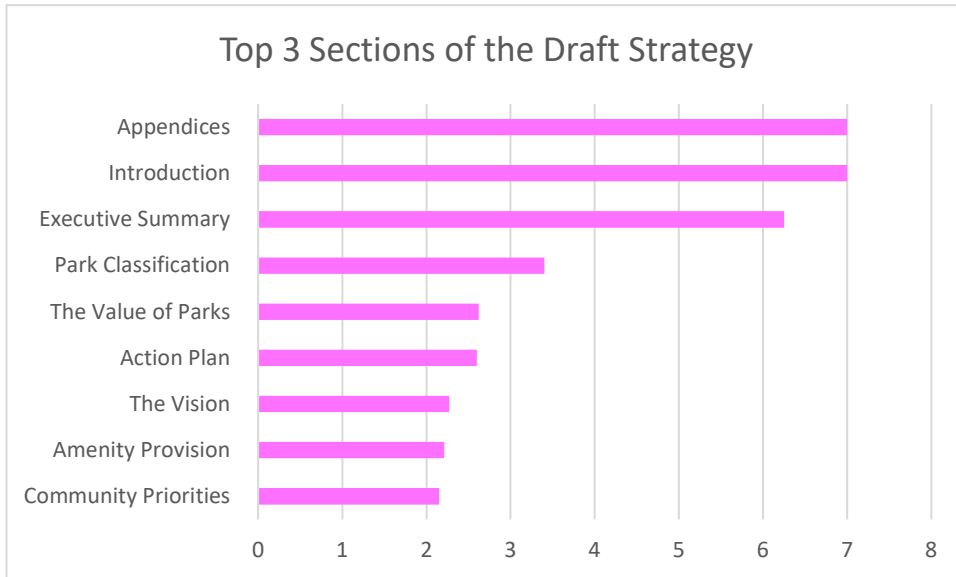
24 surveys were submitted. The survey reached a variety of suburbs with the majority of respondents from Kelmscott and Armadale suburbs.



3 ‘You said’

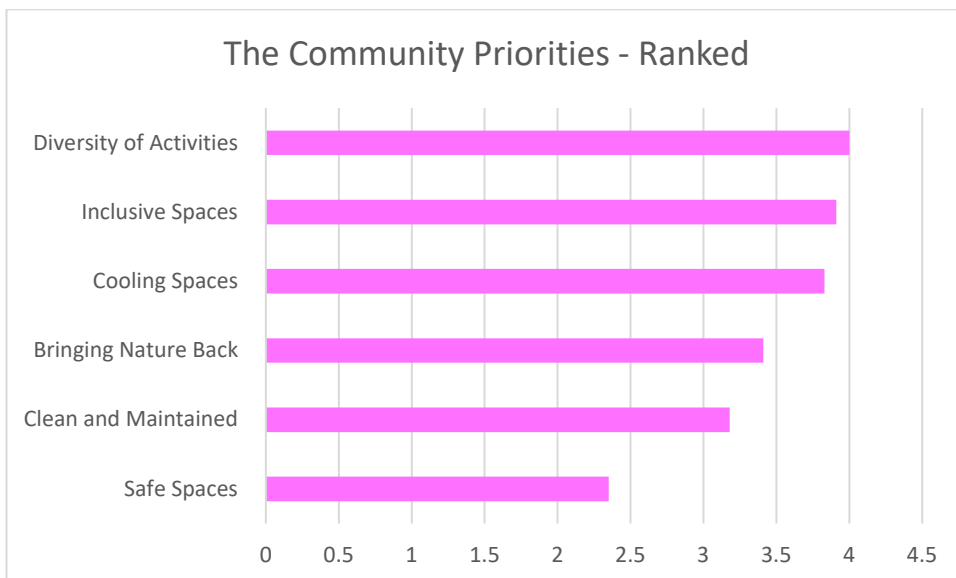
Q - Which sections of the strategy do you rate the highest? Pick top 3.

Following confirmation the respondent has read the draft Strategy, this question asked respondents to rate the Sections of the Strategy, by picking the top 3 sections.



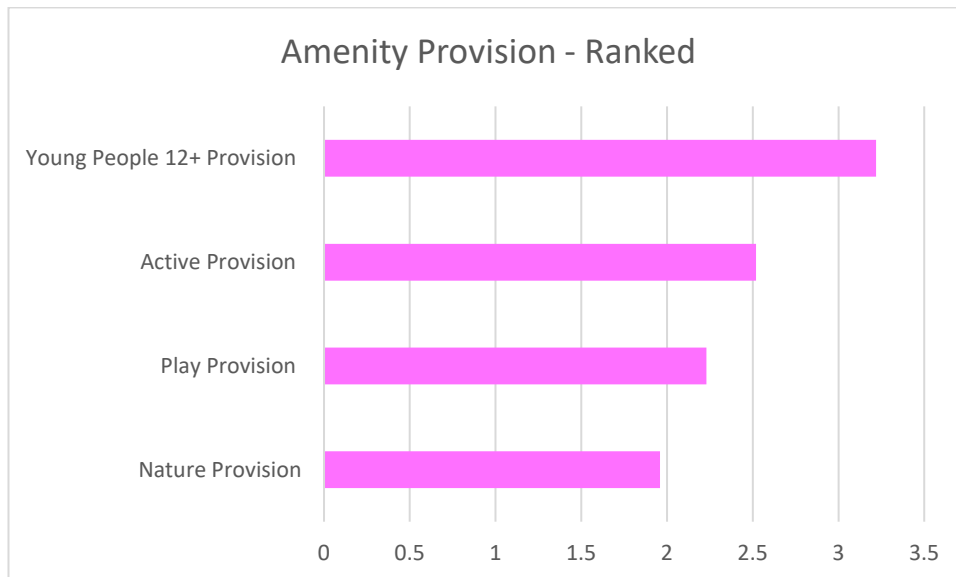
Q - Refer to Page 5 of the Strategy and page 14 – the Vision and Community Priorities. Rank the six priorities from 1 (highest) to 6 (lowest) priority.

This question asked people to review the Vision and Community Priorities section of the draft and rank the six priorities from 1 (highest) to 6 (lowest) priority.



Q3 - Refer to Page 11 of the Strategy – Amenity Provision. A range of facilities can be provided in a Public Open Space (POS) to support the community to utilise POS to the greatest health and wellbeing benefit. The Strategy focuses on four main types of amenity provision. Which of these amenity types are the most important to you? Rank the four types of amenity provision from 1 (highest) to 4 (lowest) priority.

This question asked people to review the Amenity Provision section of the draft and rank the amenity provision from 1 (highest) to 4 (lowest) priority.



Q- Refer to Page 17 Action Plan. This table summarises the recommended actions from the draft Strategy. Two main actions are listed A1 – develop Neighbourhood Action Plans (NAP) and A2 – update the Public Open Space Guidelines. Do you have any thoughts or comments on the two main actions? Free text response.

This question had numerous free text responses as summarised below:

- Both will set a good framework and direction for improvement of parks in the area
- It will be lovely to see all age groups using the parks and facilities. Safety and behaviour are a major factor.
- I think that Wungong and Mount Richon should be provided with more footpaths particularly along the southwest highway and at least one playground should be built in these areas. Currently it is difficult to walk from Wungong along the highway.
- Great to involve those closest to the park in its destiny
- Both actions are well considered. NAPs ensure park upgrades meet local needs and align with other plans, while updating the POS Guidelines will improve inclusivity, safety and design consistency across all spaces.
- We need to ensure that the development of action plans is completed with haste so that the actions can commence soon. The hills side of Kelmscott is in dire need of recreational space for young people. Build a skate/parkour/youth space soon!
- There doesn't appear to be a timeline associated with the action plans, while I see the need for assessment to form a plan for the future but let's not drag it out. In terms of inclusiveness and diversity I'd like to see family swings incorporated.
- Need a clear, publicly available timeframe and KPI.
- Including water facilities inside dog parks where they play should also be considered
- They are appropriate
- Actions appear well thought out.



3 ‘We heard’

“We heard” summarises how community feedback has been considered, outlining key themes and how this input will influence the finalisation of the Parks Facilities Strategy.

The community feedback provided insight into the community’s values and aspirations which are summarised below. These themes will become focus points for improvement prior to finalisation of the Strategy.

3.1 Chapters of the Strategy

The consultation highlighted that the introduction, appendix and executive summary was the highest-ranking section of the Strategy. The Vision, Amenity and Community Priorities sections ranked the lowest and will these sections be reviewed for clarity and improvement prior to finalisation of the Strategy.

3.2 Community Priorities

The consultation outlined that Diversity of Activities was the highest ranked community priority, followed closely by Inclusive Spaces and Cooling Spaces. Overall, the six priorities were fairly evenly represented in the ranking, indicating the six topics are all of importance to the Community. The Community Priorities will remain as outlined however the section will be reviewed for clarity prior to finalisation of the Strategy.

3.3 Amenity Provision

The consultation highlighted that the four Amenity Provision elements were fairly evenly represented in the community feedback as a priority, with the provision for young people 12+ ranked highest overall. The Amenity Provision typologies will remain as outlined in the draft however the chapter will be reviewed for clarity prior to finalisation of the Strategy.

3.4 Action Plan

The consultation outlined that the action plan was fairly well received, with free text responses noting the Action Plan will ‘set a good framework and direction for improvement of parks in the area’ and ‘both actions are well considered’. Several responses outlined a timeline has not been provided and that a clear, publicly available timeframe and KPI is required to ensure the projects are actioned ASAP.

The Action Plan will remain as outlined in the draft however the chapter will be reviewed for clarity prior to finalisation of the Strategy. Upon adoption of the Strategy, a revised Park Improvement Plan (PIP) will be consolidated with the finalised NAP and submitted to Council for endorsement. The proposed outcomes and project timeframe will then be made publicly available.



4 Conclusion

The City of Armadale has received strong feedback and clear direction for the finalisation of the Draft Strategy. The draft strategy will be amended and issued for Council endorsement. The next steps of the action plan will be undertaken on adoption of the Strategy, with a revised PIP planned submitted for Council endorsement and inclusion in future budget deliberations. Endorsement of the Strategy will ensure future projects are prioritised to provide a safe attractive, inclusive and functional parklands



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Public Open Space Landscape Guidelines



Image 1: Cover - Minnowarra Park - Armadale. Photographer - City of Armadale. Photographer Unknown
Image 2: Acknowledgement of Country - Champion Lakes - City of Armadale photo. Photographer Unknown

DATE	REVISION	COMMENTS
June 2024	B	Issued for 90% review
July 2024	C	Final Issue
May 2025	D	Accessibility & PFS Review
Feb 2026	E	PFS Endorsement



Acknowledgement of Country

The City of Armadale acknowledge the Traditional Owners and the Custodians of the land upon which we stand, work and play. We acknowledge Aboriginal people as the First Peoples of this land and their connection to the lands and the waters, as they are part of them spiritually and culturally. We acknowledge their ancestors, the Elders past and present, who have led the way for us to follow in their footsteps and the emerging leaders of today and tomorrow.



Disclaimer

This document has been prepared in good faith exercising due care and attention. However, no representation or warranty, expressed or implied, is made as to the relevance, accuracy, completeness or fitness for purpose of this document in respect of any particular user's circumstances. Users of this document should satisfy themselves concerning its application to, and where necessary, seek expert advice about, their situation. Plan E and the City of Armadale shall not be liable to any other person or entity with respect to any liability, loss or damage caused or alleged to have been caused directly or indirectly by this publication.

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Overview and Scope

The City of Armadale Landscape Guidelines for Public Open Space (Landscape Guidelines) is intended to provide Developers and Consultants with a concise guide that outlines the processes and expectations relating to new landscape works in subdivision development within the City of Armadale.



Image 3: Champion Lakes - Photographer PLAN E

Landscape Design Guidelines

This document will provide guidance through the following Development Stages:

- Structure Planning
- Subdivision Approval, including Clearance,
- Landscape Construction, including Practical Completion and Maintenance
- Handover of the Public Open Space (POS) to the City of Armadale (The City)

City's Corporate Business Plan

The Landscape Guidelines align with the following actions in the City's Corporate Business Plan:

- 1.2.3 - Take an adaptive approach to the provision of a diverse range of active and passive recreational opportunities within the City
- 2.1.1 - Utilise water efficiently and effectively as part of City operations.
- 2.1.2 - Improve the quality of water in the City's rivers, streams, brooks, drains and wetlands.
- 2.1.3 - Minimise impacts on air quality throughout the City.
- 2.1.4 - Protect soil and land resources throughout the City.
- 2.1.5 - Biodiversity is managed to preserve and improve ecosystem health.
- 2.1.6 - Facilitate the creation of partnerships and support strategies for the maintenance and enrichment of the natural environment, and recognise the connection that members of the local Aboriginal community share with City managed land through the implementation of on-ground initiatives.
- 2.2.1 - Focus on achieving a high level of streetscape amenity in new developments.
- 2.2.3 - Develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City.
- 2.5.2 - Seek the retention of trees in new subdivisions and developments.
- 2.5.6 - Seek improvements to the nature and standard of developments within the City.



Image 4: Rossiter Pavilion - Piara Waters - Photo provided by CoA





Image 5: Bushmead open space - Photographer PLAN E

Relevant City Documents

This document is to be read and used in conjunction with the following City documents (the latest version available from the City of Armadale):

Policies

- Local Planning Policy PLN 2.4 Landscape Feature and Tree Preservation
- Local Planning Policy PLN 2.9 Landscaping
- Policy ENG 6 – Street Trees
- City of Armadale Policy – Engagement and Consultation with the Aboriginal Elders and Community Members

Guidelines, Strategies and Plans

- Parks Facilities Strategy (2019)
- Urban Forest Strategy (2014)
- City of Armadale Health and Well-being Plan 2021-2024
- DAIP 2021-2026
- Biodiversity Strategy 2024 - 2029
- City of Armadale Local Heritage Survey, Amended May 2023

Specifications and Drawings

- Landscape Design and Installation Standards
- Landscape Maintenance Standards
- Street Tree Design and Installation Standards
- Street Tree Maintenance Standards

Fact Sheets

- Information Sheet - PSHB Info Sheet
- Information Sheet - Transformer Sites Landscaping
- Information Sheet- Bushfire mitigation measures within POS
- Information Sheet- Bonding for Clearances
- Information Sheet- Verge Landscape Guidelines
- Information Sheet- Street Tree Removal Request



Australian Standards

The POS is to be developed in accordance with the relevant Australian Standards including but not limited to the latest version of the following:

- AS 1428.1 :2009 – Design for Access and Mobility- General Requirements for Access-New Building Works
- AS1428.1 2021 – Design for Access and Mobility- General Requirements for Access-New Building Works
- AS1428.2 1992 – Design for Access and Mobility- Enhances and Additional Requirements - Buildings and Facilities
- AS1428.4.1 2009 – Design for Access and Mobility- Means to assist the orientation of people with a vision impairment - Tactile Ground Surface Indicators
- AS 2890.6 2009 – Parking Facilities – Off-street parking for people with disabilities
- SA HB 198:2014 – Guide to the specification and testing of slip resistance of pedestrian surfaces
- AS 2560:2018/2021 – Sports Lighting Part 1/Part 2
- AS 4970:2009 – Protection of Trees on Development Sites
- AS 4685:2021 – Playground Standards

Other Relevant Documentation

Developers and Consultants are to consider the following external documents when developing their landscape proposals:

- Liveable Neighbourhoods, Department of Planning, Lands and Heritage
- Vegetation Guidelines for Stormwater Biofilters in the South-West of Western Australia, Monash University – Monash Water for Liveability Centre, November 2014.
- ANZECC Guidelines for Primary Industries
- Government of Western Australia. (2014). Public Parkland Planning and Design Guide WA. Perth Western Australia, Department of Sport and Recreation
- Urban Water Management Plans – Guidelines for Preparing Plans, Department of Water 2008



Image 6: Solaris open space, Forrestdale - Photographer PLAN E



Parkland Design Guidelines

The following section of the Landscape Guidelines outlines the design expectations for Public Open Space (POS), including public access ways, within the City of Armadale.



Image 7: Minnowarra Park: City of Armadale photo. Photo provided by CoA

POS Form, Function, Classification and Embellishment

This section is to be read in conjunction with the City of Armadale's Parks Facilities Strategy (PFS). The PFS outlines the City's expectations (including design considerations and level of embellishment) for all new POS proposed within the City.

Parks Facilities Strategy

Parks and nature spaces contribute significantly to public health, social connection, and overall liveability within an urban setting. Under the Strategic Community Plan the City has a goal to create attractive, inclusive and functional public places and actively seeks to develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City.

The Parks Facility Strategy is a key document to achieve this. The strategy provides a coordinated approach to guide the embellishment of parkland spaces within the City, with a key aim to create a healthy environment for all.

The Vision

The City's strategic community plan outlines a clear objective to 'Develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City'. This objective is linked to outcome 2.2 – 'Attractive, Inclusive and Functional Public Places'.

In working towards delivery of the vision, priority areas for action are:

Cool Spaces - The urban heat island effect is impacting urban environments, making places uncomfortable and posing a serious health risk to the community. The City seeks to value natural and constructed shade as a priority within parklands, to create cooler parkland spaces.

Bring Nature Back - Research suggests that nature can improve the mental health of individuals by reducing stress, lowering anxiety, improving cognitive function, and overall well-being. The modern urban world can impact on human health and exposure to nature can help restore mental energy and combat mental fatigue. The City seeks to value and improve access to nature as a priority.

Inclusive Spaces - Inclusive spaces promote equity, encourage social skills, and foster a sense of belonging. Ensuring spaces are welcoming for all-ages and abilities is considered high priority for the City.

Diversity of Activities - Parks encourage physical activity and provide spaces for exercise, contributing to better physical health. In order to improve community health and well-being, a variety of activity and play spaces that carers for all ages (including youth and elderly) is a high priority for the City.

Clean and Maintained - Well-maintained parks are crucial for public safety and community well-being and can reduce pollution and foster a sense of pride within the community. The strategy and guidelines will value and promote a maintainability as a key objective within the City's parklands.

Safe Places - A feeling of safety increases park visitation, ensuring the community has the opportunity to engage in physical activity and connect with nature to improve health and wellbeing. The guidelines will seek to utilise Crime Prevention Through Environmental Design (CPTED) principles to ensure POS is appropriately designed.



Amenity Provision

Supporting Functions

A range of facilities can be provided within a POS in order to support the community utilising the POS to the greatest health and well-being benefit.

The Strategy outlines 4 important types of amenities required to support community health and well-being.

These amenities include;

- **Play Amenity;**
- **Nature Amenity;**
- **Active Amenity; and**
- **12+ Amenity;**

This guideline supports the strategy by further articulating an indicative guideline of expected amenity provision by both quantity and quality.



Image 8: Roley Pools, Roleystone

Play Amenity Guidelines

There are a number of types of play that help children grow into healthy happy adults. The aim for public playgrounds is to create spaces that meets the diverse cognitive and physical abilities of children, offering play spaces that create a measure of physical challenge, while integrating natural elements to reflect a local sense of place and promote sensory stimulation.

There are numerous benefits which a child attains through play. Play is a fundamental component of childhood development that facilitates the growth of the social, intellectual, physical and emotional skills. It encourages children to pursue imaginative and creative ideas and aids in the progress of problem solving, communication, negotiation and listening skills.

The types of play can be generally categorised in the following basic developmental areas which should be considered in playground designs:

- **Physical or Active play** i.e. climbing, balancing, hanging, running, swinging, rocking. This type of play involves activities that require movement and helps to develop motor skills, strengthens muscles and spatial awareness.
- **Cognitive play** i.e. imagining, constructing, problem solving, creating. This type allows children to explore creativity by inventing scenarios or solve a problem through imagination. It fosters problem-solving skills, emotional expression, and language development. Climbing frames are a good example of problem solving as children navigate different paths and obstacles.
- **Social play** i.e. role playing, group games, interacting. Social play teaches children how to interact with others through cooperation, sharing, and teamwork. Equipment that must be used together or with teamwork helps with this development area, such as seesaws or sand pits.

These types of play are commonly targeted in playground design to present opportunities for children to develop the essential skills. Outside play is an important component of children's development and outside playgrounds provide a space for children to



Table 1 : Play Amenity Guidelines - Minimum level of amenity

	LOCAL PLAY	NEIGHBOURHOOD PLAY	DISTRICT PLAY	REGIONAL PLAY
Average Catchment	Located within 400m radius or at a population rate of 1:2500.	Located within 800m radius or at a population rate of 1:5000.	Located within 2km or rate of 1:20,000.	Located within 10 km radius or a rate of 1:150,000.
Play Inclusions	<p>Equipment to be located within one general area, featuring 1-3 off the shelf play pieces providing opportunity for 1-2 types of play and targeted to 1 age range.</p> <p>On average the size shall be 200-300 sq m and the equipment and softfall valued at \$150k.</p> <p>Majority of the playground be shaded by natural or constructed shade.</p>	<p>Equipment to be located within one general area, featuring 3-5 off the shelf play pieces providing opportunity for 2-3 types of play and generally suitable for ages 1-11 years.</p> <p>On average the size shall be 300-600 sq m and the equipment and softfall valued at \$300-500k.</p> <p>Majority of the playground be shaded by natural or constructed shade.</p>	<p>Equipment to be located within one general area, featuring 6-10 play pieces using both custom and off the shelf products. The equipment shall provide exposure to all 3 types of play and shall be generally suitable for ages 1-11 years.</p> <p>On average the size shall be over 600 sq m and the equipment and softfall valued at \$700k.</p> <p>Majority of the playground be shaded by natural or constructed shade.</p>	<p>Large fenced feature playground, featuring 10+ play elements, featuring wide variety of play with particular consideration to all abilities and sensory considerations.</p> <p>On average the size shall be over 800 sq m and the equipment and softfall valued at \$2M.</p> <p>Majority of the playground be shaded by natural or constructed shade.</p>
Supporting Infrastructure				
Access	<ul style="list-style-type: none"> • Accessible primary path linking picnic area and play facilities to local path network. • Sand or mulch softfall to be installed with rubber softfall to limited pieces for access and connectivity through playground. 	<ul style="list-style-type: none"> • Accessible primary path linking picnic area and play facilities to local path network. • Sand or mulch softfall to be installed with rubber softfall to limited pieces for access and connectivity through playground. 	<ul style="list-style-type: none"> • Multiple accessible primary paths linking picnic area and play facilities to carpark and local path network. • Sand or mulch softfall to be installed with areas of rubber softfall. 	<ul style="list-style-type: none"> • Multiple accessible primary paths linking picnic area and play facilities to carpark and local path network. • Sand or mulch softfall to be installed with areas of rubber softfall.
Picnic	<p>1 picnic node including:</p> <ul style="list-style-type: none"> • small shelter with seating and wheelchair access. 	<p>1-2 picnic nodes including:</p> <ul style="list-style-type: none"> • Large shelters with picnic seating, wheelchair access, 1-2 bins, 1 drink fountain and a BBQ. • Supported by roadside carparks 	<p>3-4 picnic nodes including:</p> <ul style="list-style-type: none"> • Large shelters with picnic seating, wheelchair access, 2-3 bins, 1 drink fountain and a 2 BBQs. Bookable spaces to be considered. • Supported by on or off street carpark 	<p>4-5 picnic nodes including:</p> <ul style="list-style-type: none"> • Large shelters with picnic seating, wheelchair access, 3-4 bins, 1 drink fountain and a 2-3 BBQs. Bookable spaces to be considered.
Toilets	No Provision	Toilet may be provided as per toilet strategy.	Toilet to be provided as per toilet strategy.	Toilet to be provided as per toilet strategy.
Lighting	No Provision	Limited provision	Passive lighting	Passive lighting



Nature Amenity Guidelines

The provision of nature was highly regarded within the community consultation feedback and it was noted as a key factor for improving the enjoyment of the park.

Research has proven spending time in nature is linked to improvements in mood, mental health and emotional well-being. The quality of the park or green space can significantly enhance its natural appeal and quality green space provides a visual break from the urban environment and promotes a general sense of calming.

In order to ensure the community has the opportunity to access nature of a quality to improve well-being, the Nature Provision Guideline has been developed to outline the recommended levels of amenity for the varying scale of catchment and provide guidelines for key supporting infrastructure.



Image 9: Armadale Settlers Common, Bedfordale.
Photographer CoA

Table 2 : Nature Amenity Guidelines - Minimum level of amenity

	LOCAL NATURE	NEIGHBOURHOOD NATURE	DISTRICT NATURE
Average Catchment	Located within 400m radius or at a population rate of 1:2500.	Located within 800m radius or at a population rate of 1:5000.	Located within 2km or rate of 1:20,000.
Nature Provision	Cluster of vegetation with trees, shrubs and groundcovers providing a visual break from urban environment. Cluster shall feature prominent tree canopy.	Large cluster of local vegetation with trees, shrubs and groundcovers providing a visual break from urban environment. Cluster shall feature prominent tree canopy.	Large natural area, providing biodiversity and habitat value and a visual break from urban environment.
Supporting Infrastructure			
Access	<ul style="list-style-type: none"> • Accessible primary path linking natural area to local path network. 	<ul style="list-style-type: none"> • Accessible primary path linking natural area to local path network. 	<ul style="list-style-type: none"> • Multiple walk trails linking the natural area and picnic area, to local path network and carpark.
Picnic	<ul style="list-style-type: none"> • Seating along walk trails every 200-300m. 	Seating along walk trails every 200-300m. In addition, 1 picnic node to be accommodated including; <ul style="list-style-type: none"> • Small shelter with seating and wheelchair access. 	Seating along walk trails every 200-300m. In addition, 1-2 picnic nodes to be accommodated including; <ul style="list-style-type: none"> • Large shelters with picnic seating and wheelchair access.
Wayfinding	<ul style="list-style-type: none"> • No Provision 	<ul style="list-style-type: none"> • No Provision 	For large parks with multiple trails, wayfinding may be required. Educational signage such as interpretive signs and environmental signs can be provided.



Active Amenity Guidelines

Parks encourage physical activity and provide spaces for passive and active exercise. This is a critical element in promoting physical activity and reducing sedentary behaviour. Infrastructure provision can play a key part in ensuring the whole community can be active within parklands.

Active amenity can cover a number of facilities including

- Fitness equipment
- Parkour
- Multi use courts
- Table tennis
- Cricket nets
- Running tracks / circuits
- Dog park
- Sports goals

Table 3 : Active Amenity Guidelines - Minimum level of amenity

	LOCAL ACTIVE	NEIGHBOURHOOD ACTIVE	DISTRICT ACTIVE
Average Catchment	Located within 800m radius or at a population rate of 1:5000	Located within 1.2km radius or at a population rate of 1:10,000	Located within 2km or rate of 1:20,000
Active Provision	<p>Feature a small active node along a pathway. In a local space the following elements could be considered:</p> <ul style="list-style-type: none"> • Table tennis • Sports goals • Kickabout space <p>Size can vary and generally valued \$30-50k</p>	<p>1-2 elements integrated along a walk trail or system of connecting paths. In a neighbourhood space the following elements could be considered:</p> <ul style="list-style-type: none"> • Fitness equipment • Multi use courts/ cricket net (where able to meet noise regulations), Sports goals / Kickabout <p>Size can vary and generally valued \$100k</p>	<p>2-3 elements integrated along a walk trail or system of connecting paths. In a district space the following elements could be considered:</p> <ul style="list-style-type: none"> • Fitness equipment • Multi use courts/ cricket net (where able to meet noise regulations), Sports goals / Kickabout • Off leash fenced dog area <p>Size can vary and generally valued \$300k</p>
Supporting Infrastructure			
Access	<ul style="list-style-type: none"> • Accessible primary path linking active node to local path network. 	<ul style="list-style-type: none"> • Accessible primary path linking active node to local path network. • The equipment shall provide active opportunity for multiple age groups. 	<ul style="list-style-type: none"> • Accessible primary path linking active node to local path network. • The equipment shall provide active opportunity for multiple age groups.
Picnic	Seating along walk trails approximately every 200-300m.	<p>Seating along walk trails approximately every 200-300m. In addition, 1 picnic node to be accommodated including;</p> <ul style="list-style-type: none"> • Small shelter with drink fountain, seating and wheelchair access. • May be shared with a playground 	<p>Seating along walk trails approximately every 200-300m. In addition, 1-2 picnic nodes to be accommodated including;</p> <ul style="list-style-type: none"> • Large shelters with seating, wheelchair access, 1-2 bins, 1 drink fountain and a BBQ. Bookable spaces to be considered.
Toilets	No Provision	Toilet may be provided as per toilet strategy.	Toilet may be provided as per toilet strategy.



12+ Amenity Guidelines

Research is showing adolescents are spending less time outdoors and are becoming increasingly sedentary in behaviour. As adolescents progress from childhood into adults it is important safe spaces are provided to enable this growth, to become independently, healthy and socially connected.

Parks have a role to play in encourage participation in outdoor activities for health, well-being and social growth. Infrastructure provision can play a key part in ensuring the community can be active within parklands.

12+ young people amenity can cover a number of facilities (including some which are covered under play or active), including;

- Fitness equipment
- Parkour
- Multi use courts
- Table tennis
- Skate
- Pump / BMX
- Swings
- Hang out spaces
- Performance areas

In particular it is important ensure young women are considered in parks and public spaces. Often public spaces are not designed for teenage girls, with a number of facilities and spaces predominantly catering to the interests of boys- skate, bmx, basketball. Interventions of varying scales are required across local, neighbourhood and district spaces to facilitate and encourage greater active use.



Image 10: Challenge Park, John Dunn Reserve, Kelmscott



Table 4 : 12 + Amenity Guidelines - Minimum level of amenity

	LOCAL ACTIVE	NEIGHBOURHOOD ACTIVE	DISTRICT ACTIVE
Average Catchment	Located within 800m radius or at a population rate of 1:5000	Located within 1.2km radius or at a population rate of 1:10,000	Located within 2km or rate of 1:20,000
Active Provision	<p>Feature a small node integrated near a local play or active space. In a local space, the following elements could be considered:</p> <ul style="list-style-type: none"> • Table tennis • Swings • Hang out spaces. <p>Size can vary and generally valued \$30-50k</p>	<p>A larger node, integrated near a neighbourhood play or active space, featuring 1 element. The following elements could be considered:</p> <ul style="list-style-type: none"> • Small Pump / Skate / Parkour • Table tennis • Multi use courts(where able to meet noise regulations) • Swings • Hang out spaces. <p>Size can vary and generally valued \$100k</p>	<p>A larger node, featuring 1-2 facilities. In a district space, the following elements could be considered:</p> <ul style="list-style-type: none"> • Pump / Skate / Parkour • Table tennis • Multi use courts(where able to meet noise regulations) • Swings • Hang out spaces. <p>Size can vary and generally valued \$300k</p>
Supporting Infrastructure			
Access	<ul style="list-style-type: none"> • Accessible primary path linking 12+ Node to local path network. 	<ul style="list-style-type: none"> • Accessible primary path linking 12+ Node to local path network. 	<ul style="list-style-type: none"> • Multiple pathways linking 12+ Node to local path network and carpark.
Picnic	<p>Seating node including:</p> <ul style="list-style-type: none"> • Shaded seating nearby 	<p>1-2 picnic nodes including:</p> <ul style="list-style-type: none"> • Large shelters with seating, wheelchair access, 1 bin, 1 drink fountain and a BBQ. • May be shared with playground. Bookable spaces to be considered. 	<p>2-3 picnic nodes including:</p> <ul style="list-style-type: none"> • Large shelters with picnic seating, wheelchair access, 2-3 bins, 1 drink fountain and 2 BBQs. • Bookable spaces to be considered.
Toilets	No Provision	Toilet may be provided as per toilet strategy.	Toilet may be provided as per toilet strategy.
Lighting	No Provision	No Provision	Passive Lighting



Landscape Design

Considerations

Site Analysis

The overall development masterplan is to respond to the existing site conditions, including but not limited to existing vegetation, trees, prevailing wind, soil type, existing facilities, pedestrian connectivity and interfaces with adjacent areas.

The existing site conditions need to be considered during the early design process. This will be critical contextual information required to be provided to the City during the approval processes.

The following factors are to be considered from a landscape perspective. A number of these factors cross over with City's Environmental considerations and requirements. It is important that the Developer understands and reflects the City's Environmental policies through the master planning and implementation process.

- **Existing trees** - To be identified, surveyed and protected. The retention of existing trees which provide amenity and/or environmental benefits are to be considered for retention. Existing trees are to be fenced to AS 4970:2009. Refer City Tree Protection and Retention Fact Sheet for details. The City staff will attend site with the Developer and project team to review existing trees.
- **Existing vegetation** – To be identified, surveyed and protected. The retention of existing areas of vegetation is important. The areas of vegetation identified for protection shall be the best quality on the site.
- **Soil** – What is the physical characteristics of the soil profile? City of Armadale covers a wide area with many different soil profiles. The soil profile will impact plant species selection and structural considerations.
- **Soil Types** - Imported soil and soil improvement requirements shall be fit for purpose. If an area is designated to be a certain level of finish and quality, it is required to have the appropriate level of imported soil or soil improvement. Refer to the City for specification.
- **Contamination** – Did this site have any historic uses that may have contaminated the site?
- **Hydrology and Water Sensitive Urban Design** - What is the proposed drainage strategy for the development? The developer shall consider that the new development areas within the City are predominantly flat, which has historically resulted in poor drainage outcomes. Drainage swales with batters that encompass the full width of a public open space will not be accepted.
- **Road Hierarchy** - Consider the road hierarchy and placement of public open space. Public open space adjacent high speed or congested roads are to be limited.
- **Salvage and Re-use** - Is there anything on site that may be re-used and/or re-purposed? For example grass trees, timber, fallen trees.
- **Ground water separation** - Consider the depth of separation required between finished surface level and post development maximum groundwater levels. Different open space functions (i.e. playing field turf, small areas of turf, planting etc.) require different levels of separation to the maximum modelled groundwater levels. The open space is to be designed to a level that reflects the proposed function and separation requirements as outlined by the City.



Sense of Place

New developments shall consider the immediate site, local neighbourhood and the broader Armadale context as part of the design process to integrate a Sense of Place into the landscape design.

This may be via the integration of existing landscape elements in the POS (e.g.. Retained trees, dead trees, vegetation, topography), through to reflecting cultural, historical and heritage features into the landscape design.

Should the developer integrate Indigenous culture into the design (for example in art, signage and naming), this shall be in consultation with the Aboriginal Elders of the local area. Evidence of this consultation and agreement should be provided for it to be considered by the City as part of the design proposals.

Developer to refer to City of Armadale Policy – Engagement and Consultation with the Aboriginal Elders and Community Members for information.



Image 11: Vertu Estate, Harrisdale - Photographer PLAN E



Design for Access and Inclusion

It is important that spaces are designed for all people, of all abilities, all ages, all backgrounds. The space is for everyone and all users shall have equal access to public open space areas.

Section 23 Access to Premises of the Disability Discrimination Act 1992 (DDA) makes it unlawful to discriminate against people with a disability, or their associates, in relation to access to, and use of, premises that the public is allowed to enter or use. 'Premises' is defined very broadly to include structures, buildings and places (whether enclosed or built on or not). This would include for example, public precincts, playgrounds, streetscapes, jetties and footpaths and including falls and gradient, outdoor areas and road crossings. Such infrastructure however is not covered by the Premises Standards and remains covered by the general non-discrimination complaints provisions of the DDA.

The Advisory Note on streetscape, public outdoor areas, fixtures, fittings and furniture, prepared by the Australian Human Rights Commission (February 2013), offers advice on what level of access may reduce the chance of a successful complaint being made using the complaints provisions of the DDA. The Advisory Note is not mandatory and does not have the force of law but provides assistance to understand responsibilities and rights under the DDA and to assist in identifying areas of possible discrimination complaint. The Advisory Notes reference the Australian Standards on access and mobility, and these provide information on how to achieve access for people with a disability in the outdoor environment.



Image 12 : Shipwreck Park, Hilbert - Photographer CoA



Design Factors

In designing all inclusive public open spaces, the following design factors are to be considered as a minimum when considering design for access and inclusion:

- Provision of appropriate level of functions and amenity in accordance with the Amenity Guidelines detailed within this document.
- Universally accessible paths to key locations within and around the parkland. Topographical challenges within the public realm may include designing walkways, ramps, that are co located with stairs.
- Handrails, tactiles, mobility support and other indicators / tactual cues as required to Australian Standards.
- Create play spaces that meets the diverse cognitive and physical abilities of children, with play equipments and settings that create a measure of physical challenge while integrating natural elements to promote tactual stimulation.
- Outdoor furnitures such as seating benches, tables, drink fountains, and barbecues to have accessible features and designed/set out with sufficient circulation space so as to create inclusive environments.
- Strategically positioned accessible parking bays to be in proximity to accessible amenities within the public open space.
- Create spaces for different uses, suitable for different crowd sizes as well as individuals, including spaces for large groups and smaller contemplation spaces.

Developer shall adhere to the requirements of AS1428 (Design for Access and Mobility) and refer to the City of Armadale's Disability and Inclusion Plan for additional information.



Image 13: Rossiter Pavilion, Piara Waters - Photographer CoA



Playspace Design Considerations

In ensuring the City's public open spaces cater for the needs and desires for the local community, designers and developers are to consider the following as part of the design process;

- Equipment to be located within one general area, ensuring inclusive play areas are connected to primary walkways.
- Seating opportunities to be considered so as to provide clear sightlines for caregivers to the play areas.
- Ensure that inclusive play areas and associated seating opportunities are under shade. Shade options shall be provided, with preference being mature trees and constructed options considered for larger sites.
- Playground design and softfall shall be compliant with Australian Standards. Softfall shall be pine bark mulch or softfall rubber (no sand). Locate accessible and inclusive play equipment on a traversable surface such as rubber soft fall or compacted gravel. Avoid segregating the play areas into physically challenging play areas set over inaccessible surfaces.
- A diverse range of play opportunities which cater for a range of interactive activities including climbing, balancing etc. Disability inclusion and sensory play shall be considered for all playgrounds.
- In evaluation of the diversity of play opportunities on offer within a proposed playground, consider the following inclusions;
 - a) Choice of play elements at ground level where access for all is possible.
 - b) Choice of climbing structures to offer a variety of options in regards physical challenge and child ability.
 - c) Good sightlines to play equipment, particularly in areas of play for younger children.
 - d) Avoid raised lips / edges around play equipment.
 - e) Consider, if swings are to be provided, that a swing with body support is provided (e.g. hammock/birds nest swing).
 - f) Where a slide is provided, replace with a double slide (so that children can slide together, or a parent can slide adjacent a child).
 - g) Where significant play equipment items are provided in a playground that is not specifically designated as all-inclusive, specify the accessible version, such as a see-saw with a backrest; a flying fox with a supportive seat, a tunnel with an accessible path of travel through the centre, sensory finishes, musical instruments, sand and water play, a shop front, a "clatter bridge" or dry creek bed, grinding stone and the like, all set on a traversable surface.
 - h) Consider access to quiet spaces for young people who prefer to play quietly or need to retreat, including cubby spaces, nooks, arbours and the like.



Image 14: Mahala Estate, Forrestdale - Photographer Plan E



Image 15: CoA 'Together We Can' Event - Photo provided by CoA

Design for Health and Well-being

The overall masterplan for the development shall consider the health and well-being of the future community. The City's three key objectives for Health and well-being are:

- Prevent chronic disease through empowering and enabling people to live healthy lives.
- Provide environmental health protection for the community.
- Improve and maintain Aboriginal and Torres Strait Islander health and well-being.

These objectives are expanded in the City of Armadale's Health and well-being Plan 2021-2024.

Designing for health and well-being in new development areas shall consider the following functions/elements:

- Tree canopy cover – the provision of shade across the new development provides long term benefits to the whole community. Increased tree cover provides shade for people, fauna and flora. Shade shall be provided over paths, playgrounds and streetscapes.
- Pedestrian connectivity – new developments shall provide well connected, shaded pedestrian path networks. This is within the development and connections to broader existing path networks.
- Walking trails – if the new developments include(s) area(s) of retained bushland, can walking trails be integrated?
- Exercise circuits – exercise equipment in public open space provides an opportunity for free fitness. Signage on how to use the equipment shall be integrated. Consideration of equipment for all ages, including Seniors.
- Bicycle facilities – including racks and repair stations promote the use of bike as a transport method.
- Waste disposal – including rubbish bins within key points in POS to promote the responsible disposal of waste.



Design for Biodiversity

The City's Local Biodiversity Strategy's vision is to 'Protect, retain and manage a network of viable local natural areas that support biodiversity and related processes by providing priorities, guidance and integration with land use planning and community involvement'.

In new developments it is important to incorporate/integrate and consider existing vegetation and fauna from the very beginning.

Key elements to consider:

- What is the condition of the existing vegetation?
- What trees and vegetation can be retained and protected?
- What animals currently live there, is there a fauna relocation plan in place?
- What is the local planting mix?
- Can seed be gathered for future use in the development?
- What appropriate fauna habitat can be incorporated into the new development?
- Are there opportunities for 'green linkages' to be incorporated into the design?
- Canopy diversity in species and genus.

Design for Bushfire Preparedness

Establishing development in bushfire prone areas can be problematic and there is a need to consider bushfire risk management measures alongside recreation, environmental, biodiversity and conservation values. Under the State Government's bushfire guidelines, planning for new residential developments should satisfy bushfire protection requirements within the boundaries of the land being developed so as not to impact on the management of reserves and public open spaces.

Therefore in new developments it is important to consider proposed and existing vegetation classifications and ensure appropriate space is considered in the upfront planning process.

Key elements to consider:

- At Structure Plan stage design for hazard separation by including roads to the perimeter of parklands (no nested lots)
- Where revegetation or conservation parklands are proposed, it will be necessary for the development to consider adequate hazard separation from the future vegetation boundary. The future vegetation classification needs to accommodate the post revegetation state of the vegetation.
- The City will not accept a maintenance obligation to maintain a park or natural area to a low threat state. Ensure at an early stage, parklands are classified according to their intended landscaping or excluded entirely without obligation to maintain to a low threat state.

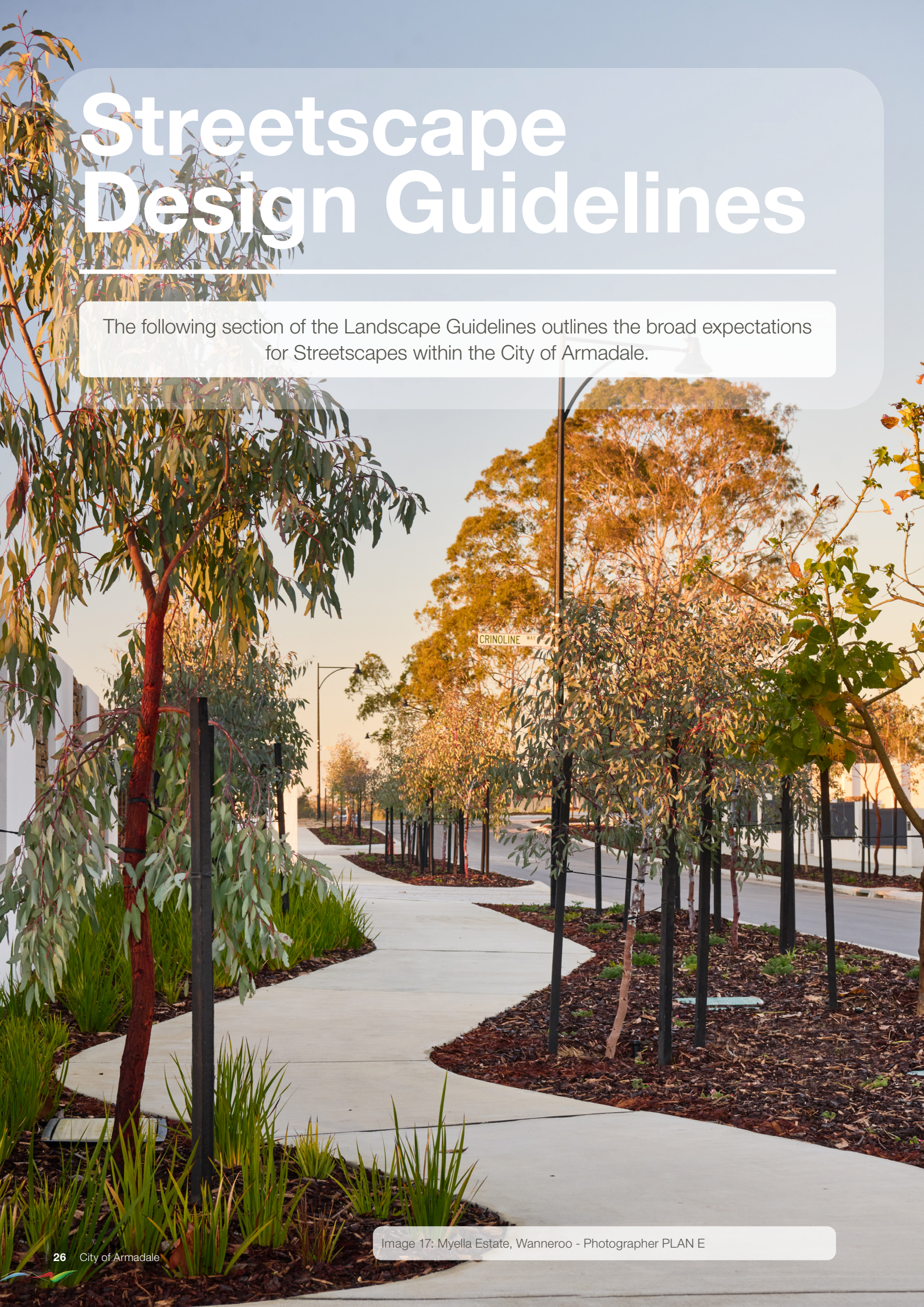


Image 16: Newhaven, Piara Waters - Photographer PLAN E



Streetscape Design Guidelines

The following section of the Landscape Guidelines outlines the broad expectations for Streetscapes within the City of Armadale.



Streetscape

Design Considerations

This section shall be read in conjunction with the City of Armadale's Streetscape Style Guide. The Style Guide outlines road typologies, including typical illustrative plans and sections and material palettes typical.

Residential Verges

Residential verges are the responsibility of the adjacent land owner to install and maintain. The City of Armadale provides detailed information regarding the verge on their website.

Refer to: <https://www.armadale.wa.gov.au/verges> for detailed verge information.

The City is responsible for enforcing verge requirements to ensure the utilities located beneath the ground surface are protected and able to be accessed by the City and utility providers. It is important the proposed landscape meets the requirements set out by the City.

The City of Armadale website provides detailed information regarding [Permissible Verge Treatments](#).

Refer to: <https://www.armadale.wa.gov.au/permissible-verge-treatments> for detailed information

Front Lot Packages

In some instances, the Developer may choose to provide a Front Lot Package to each resident. This package may include the landscaping of the verge. The resident will be responsible for the ongoing maintenance of their verge.

The Developer is to ensure the proposed landscaping of the Front Lot Package meets the requirements set out by the City. The Front Lot landscape proposal(s) shall be considered by the City through the application of a Verge Landscaping Application Form.

Refer to: <https://www.armadale.wa.gov.au/verge-landscape-approval-form>

The Developer is to submit the selection of typical front landscape concepts for the City to endorse suitability of landscape treatments and planting.

Street Trees to Residential Verges

The Developer is responsible for providing street trees to each residential lot. A minimum of 1 tree per front of lot and 2 trees to the side of lots.

The Developer shall refer to City of Armadale Street Tree Policy ENG 6 for detailed information.

Key Elements to consider:

- Trees are to be a mix of evergreen and deciduous species as well as genus to ensure diversity in canopy.
- Street tree masterplan and street tree plans are required to be submitted at key stages as outlined in the Landscape Development Process section of this document.
- There are two endorsed implementation methods for residential street trees:
 1. Prior to the developer seeking clearance, the street trees are installed and a Practical Completion Inspection undertaken with the City. A street tree maintenance bond will be required to be paid, to provide assurance that the developer will water and maintain the street trees for a period of three years. At a 3 year handover inspection with the subdivider, the trees will be verified for their health and condition. If in good condition the outstanding maintenance bond will be released.
 2. Developer opts for the City to install the street trees, subject to the payment of a contribution in accordance with the City's current fees and charges schedule. This payment is required prior to clearance. The trees shall be installed after the majority of houses have been constructed.



Integration of Water Sensitive Urban Design

Integration of Water Sensitive Urban Design (WSUD) to Residential Verges

The City will consider the design and implementation of bioretention tree pits within residential verges. These structures are to be considered in the Urban Water Management Plan (UWMP) submission and subsequent civil and landscape design submissions.

Where tree pits in residential verges are proposed, street trees shall be installed by the Developer at time of construction.

WSUD elements such as verge swales are not permitted within residential verges. The ongoing maintenance and management of this infrastructure is not suited to residential verges.

Integration of WSUD to Medians and Roundabouts

WSUD elements such as swales and tree pits may be integrated into roundabouts and medians.

The capacity of these swales and pits shall be undertaken by the project hydrologist, with designs and capacity included within the UWMP.

The detailed design of these elements shall be included in the subsequent Civil and Landscape Design applications.

WSUD Considerations

The integration of WSUD shall consider the following elements:

- Soil amendment requirements
- Mulch Type
- Irrigation for establishment
- Tree species
- Street tree implementation method
- Kerb profiles - how is the water proposed to enter the swale and tree pits? Consideration of how to slow water and prevent erosion
- Walls are not permitted within road reserves



Image 18: Solaris streetscape, Forrestdale - Photographer PLAN E



Median and Roundabout Design Considerations

Roundabout and Median Design

The landscape of roundabouts, medians and cul-de-sac heads (or similar incidental verges areas that are not adjacent a residential lot) are the responsibility of the Developer to install and maintain, in a similar manner to public open space and public access ways.

The design of roundabouts, medians and other incidental verge areas shall be incorporated into the relevant stage of civil and landscape works.

Key elements to consider:

- These areas are to be irrigated, ensure conduits/sleeves etc. are included in the civil design to accommodate future irrigation connection.
- Provision of trees in medians and roundabouts is essential.
- Maintenance teams require safe places to maintain. Ensure adequate space is available for maintenance to reduce /eliminate any need for traffic management
- WSUD elements are to be captured in the relevant UWMP and subsequent detailed civil and landscape applications.

Residential Long (Side) Verges

Side verges are the responsibility of the adjacent residential land owner to maintain, however there is often a lack of ownership of the side verge (many side verges have a large solid fence limiting visual surveillance, accessibility and ownership)

The Developer may consider how the long verges can be used for a better application, for example:

- Carbays - can a parallel bay be included to the long verge, with an access path to the back of kerb?
- Street trees - ensure there is sufficient space for at least 2 street trees.
- Visual connection - can the long verge be the primary verge for the house, with low or no fencing promoting a sense of ownership between the verge landscape and adjacent lot owner.



Image 19: Vertu streetscape, Harrisdale - Photographer PLAN E



Landscape development

The following section of the Landscape Guidelines provides a list of documentation and expectations at each stage of development, for Public Open Space and Streetscapes (medians and roundabouts).



Image 20: Rushton Park, Kelmscott - Photo provided by CoA



Development

Process Summary

The City of Armadale encourages early engagement and discussion with the City staff. Early discussions may be in the form of email and phone correspondence, simple butter paper sketches and site visits.

PHASE	KEY REQUIREMENTS RELATED TO LANDSCAPE SUBMISSION	RESPONSIBLE CITY DIRECTORATE	DOC REF.
Structure Plan	<ul style="list-style-type: none"> Landscape Strategy to be included as an Appendix in the Structure Plan Report Existing tree report Fauna/flora 	Development Services (Refer to Technical Services and Community Services for comments)	Page 24
Subdivision Condition(s) Environmental	<ul style="list-style-type: none"> Tree survey Tree retention plan Flora/Fauna surveys Management Plans as conditioned 	Technical Services – Environment (internally refers to Parks Design and Subdivision)	Page 26
Subdivision Condition UWMP	<ul style="list-style-type: none"> Landscape concept plans showing top of water levels. Irrigation Strategy Update POS schedule supporting POS concept 	Technical Services - Subdivision (internally refers to Parks Design and Environment)	Page 28
Subdivision Condition(s) Civil	<ul style="list-style-type: none"> Street tree masterplan Landscape concept plan(s) for comment Tree retention plan 	Technical Services - Subdivision (internally	Page 29
Subdivision Condition(s) Landscape	<ul style="list-style-type: none"> Detailed landscape drawings Detailed irrigation drawings Tree retention plan 	Technical Services – Parks (internally refers to Environment and Subdivision)	Page 30
Subdivision Condition(s) Landscape Implementation	<ul style="list-style-type: none"> Site start up meeting Key hold points during construction Practical Completion Inspection 12 month Defects Liability Period (DLP) inspection Maintenance 	Technical Services – Parks (internally refers to Environment and Subdivision)	Page 32
Subdivision Condition(s) Landscape Handover	<ul style="list-style-type: none"> Pre-handover inspection (3 months prior to handover date) Handover 	Technical Services – Parks (internally refers to Environment and Subdivision)	Page 35
Clearance Application	<ul style="list-style-type: none"> Outstanding Works bond (if POS has not been constructed) Outstanding Maintenance bond (if POS has not be maintained for a minimum of 2 years) Street Tree Bond (if street trees have not been installed and maintained) 	Development Services (Refer to Technical Services for comment)	Page 38

Table 2: Development Process Summary



Other Approval Processes

There may be other functions proposed within the Public Open Space. The Developers and Consultants should be aware that these functions are endorsed through separate application processes. The Developer and Consultant Team will be responsible for obtaining these approvals through the different City departments. This includes the following:

- Public Art
Contact Community Services
- Estate Signage
Contact Planning Services
- Sales Signage
Contact Planning Services
- Community Garden
Contact Community Services
- Little Libraries
Contact Community Services
- Street / Park Naming
Contact Planning Services

The Landscape Guidelines for Public Open Space does not go into detail relating to Planning, Environmental and Civil endorsements required through the Development Process. Developers and Consultants shall contact the relevant City department to obtain information on these processes, expectations and requirements.

The following guides are a minimum requirement for every development in order to satisfy the requirements around developing Public Open Space from a Landscape perspective.



Image 21: Solaris Entry Statement, Forrestdale - Photographer PLAN E





Image 22: Memorial Park, Armadale - Photo provided by CoA



Structure Plan

Minimum submission requirement:

A Landscape Strategy shall be included within the Structure Plan submission. Typically, the Landscape Strategy is to be incorporated within the Structure Plan Report.

POS shall be designed to have a road around the perimeter and nested lots adjacent to POS are not encouraged.

1. Landscape 'Zone' Masterplan - Form

The intent of this plan is to highlight the form and broad function of the POS based on the classifications outlined in the Parks Facilities Strategy (District, Neighbourhood or Local / Recreation, Sport or Nature).

The plan is to:

- Be a suitable standard scale @ A1 and A3. The scale shall be suited to the level of detail required for the Landscape Masterplan.
- This plan may be a diagrammatic highlighting the classification of the POS along with any key features. The plan shall show as a minimum:
 - Retained vegetation and trees (tree arborist report/ site walk prior to structure plan). Refer to note.
 - Drainage areas, 1:1/1:5 and 1:100
 - Turf for (scheduled) sport
 - Local POS – recreation, nature
 - Neighbourhood POS – sport, recreation, or nature

2. Facilities (Assets) Plan - Function

The plan is to:

- Be the same scale as the Landscape 'Zone' Masterplan Plan.
- This plan shall highlight functions (assets and facilities) included within each POS areas. Each function shall be identified as a different symbol.
- The functions to identify are:
 - Playground (age defined)
 - Exercise equipment
 - BBQ / Picnic Node
 - Drink fountain
 - Rubbish Bin
 - Artwork
 - Signage
 - Entry Statement
 - Fencing (conservation)
 - Toilet
 - Fenced off-leash dog area
 - Turf (kick-about). Must be above the Total Water Level (TWL) for the 1:5 year events.
 - Car embayments
 - Other as required



Image 23: Aspiri, Piara Waters - Photo provided by CoA



3. Street Tree Masterplan

The plan is to:

- Be the same scale as the Landscape 'Zone' Masterplan Plan
- This plan shall identify the proposed tree(s) per street, inclusive of species (Common Name and Latin Name), tree size at installation, irrigation intent.
- Proposed street tree implementation method.

4. POS Landscape Diagrams – Form and Function

The intent of POS landscape plans is to provide a summary of the form and function per POS.

Each plan is to:

- Be at a scale that best portrays the information @ A4 or A3
- The same information as shown on the Zone masterplan.
- This may include landscape concept plans as an underlay to the Zone and Asset information.

5. POS Allocation Plan and Schedule

- This plan is to clearly show the area of restricted v non-restricted POS contributing to the overall POS allocation of the development. This plan shall be based on the POS schedule provided by the Planners and may be prepared by the project Planners.

6. Irrigation Strategy

- Advise on any groundwater licence(s) the Developer has secured for the development
- Provide groundwater testing to confirm the availability of groundwater and the quality of the groundwater

7. Service Strategy

- Advise on proposed transformer locations
- Setbacks for transformers or other services to be considered in relation to their impact on the POS.
- City requires non-combustible zone to be vested as road reserve.

7. Vegetation and Tree Retention Plan

The intent of this plan is to identify the existing trees and vegetation that shall be retained and protected as part of the development.

The plan is to:

- Be to a suitable standard scale @ A1 and A3. The scale shall be suited to the level of detail required for the relevant plans.
- Arborist Report to support the retained vegetation plan. Refer to City of Armadale 'Tree Retention and Protection fact' sheet. https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Planning_and_Land_Use/Tree_Retention_and_Protection_Information_Sheet.pdf
- Include existing trees accurately surveyed and identified (numbered on plan, and tagged on site)
- Trees surveyed shall be trees with environmental and amenity value (i.e.. Native and exotic)
- Trees shall be clearly identified as 'Retained' or 'To be Removed' on the plan
- Consider salvage and re-use – transplant. Re-use of timber

A site visit shall be scheduled with the Developer and the relevant representatives from the City of Armadale (Technical Services) to review the proposed tree and vegetation retention plan on site.

Refer Appendix for example diagrams:

1. Landscape Zone Plan
2. Facilities Assets Plan
3. Street Tree Masterplan
4. POS Landscape Diagram
5. POS Allocation Plan

Important Note:

Depending on the scale of the structure plan, diagrams may be overlaid.



Subdivision Condition

Environmental

Typical Relevant Condition (specific wording may differ for each development):

Prior to the commencement of subdivision works, measures being undertaken to identify any vegetation on the site worthy of retention, including any potential habitat or foraging trees for threatened fauna species, and protection measures implemented to ensure such vegetation is not impacted by subdivision works.

Minimum Submission Requirement (for Landscape):

The following documents/plans are required to be submitted and endorsed as a minimum requirement as part of the above condition.

1. Vegetation and Tree Retention Plan.

The intent of this plan is to identify the existing trees and vegetation that shall be retained and protected as part of the development.

The plan is to:

- Be at a suitable standard scale @ A1 and A3. The scale shall be suited to the level of detail required for the relevant plans.
- Arborist Report to support the retained vegetation plan. Refer to City of Armadale 'Tree Retention and Protection fact' sheet.
- Include existing trees accurately surveyed and identified (numbered on plan, and tagged on site)
- Trees surveyed shall be trees with environmental and amenity value (i.e. Native and exotic)
- Trees shall be clearly identified as 'Retained' or 'To be Removed' on the plan.

A site visit shall be scheduled with the Developer and the relevant representatives from the City of Armadale (Technical Services) to review the proposed tree and vegetation retention plan on site.

It is important that the tree retention and removal data is coordinated with the Civil and Landscape Submissions. The civil plans shall clearly identify trees to be retained and protected.

The City expects all trees identified for retention to be protected to AS 4970:2009 Protection of Trees on Development Sites.

SUBMISSION TO:

The above information shall be submitted to the Design Services Team (Technical Services).

Please submit the 'Application for assessment of civil and landscaping plans' to info@armadale.wa.gov.au.

https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Design_and_Construction/Civil_Works_S170_Intial_App_Form_Rev1.1%2824Jan18%29.PDF

Refer to City of Armadale Tree Retention and Protection Fact Sheet - https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Planning_and_Land_Use/Tree_Retention_and_Protection_Information_Sheet.pdf

Important Note:

The Developer is advised that the submission and endorsement of the relevant Environmental Plans (including but not limited to: tree and vegetation retention plan, fauna relocation, flora surveys, wetland management plans, foreshore management plans) is required prior to any works commencing on site.

This document does not go into detail associated with the requirements of the above plans. The Developer shall contact City of Armadale Environmental Team on 9394 5000 for information relating to other Environmental subdivision conditions.

Subdivision Condition

Environmental

Typical Relevant Condition (specific wording may differ for each development):

i) Prior to the commencement of subdivision works a foreshore / environmental / bushland / tree / wetland / wildlife protection management plan for is to be prepared and approved to ensure the protection and management of the site's environmental assets with satisfactory arrangements being made for the implementation of the approved plan.

ii) A revegetation plan being prepared, approved and implemented for the revegetation of or the area shown on the relevant plan, with appropriate native species to the specifications of the Department of Water and Environmental Regulation OR Department of Biodiversity, Conservation and Attractions OR Local Government.

Minimum Submission Requirement (for Environment):

The following documents/plans are required to be submitted and endorsed as a minimum requirement as part of the above condition.

1. Management Plans

To satisfy condition i and ii above the Developer is required to submit the relevant Management Plan to the City of Armadale:

- Wetland Management Plan
- Bushland Management Plan
- Foreshore Management Plan
- Revegetation Plan
- Wildlife Protection and Relocation Plan

Refer to City of Armadale Environmental Management Plans Information Sheet.

Refer to City of Armadale Wildlife Protection and Relocation Plan - https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Planning_and_Land_Use/Information_Sheet_-_Preparation_of_a_Wildlife_Protection_and_Relocation_Plan.pdf

2. Construction Management Plan

Where a Construction Management Plan is required to be prepared and implemented prior to subdivision works commencing. Developer shall refer to the City's Information Sheet for information.

Refer to City of Construction Management Plan - https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Environmental_Management/Information_Sheet_Construction_Environmental_Mgmt_Plan.pdf



Subdivision Condition

Urban Water Management Plan

Typical Relevant Condition (specific wording may differ for each development):

Prior to the commencement of subdivision works, an urban water management plan is to be prepared, approved and implemented, in consultation with the Department of Water and Environmental Regulation, consistent with any approved Local Water Management Strategy/Drainage

Minimum Submission Requirement (for Landscape):

The following landscape documents/plans are required as a minimum requirement as part of the UWMP submission:

1. Landscape Masterplan

Overall Landscape Masterplan showing the concept plans for each of the POS areas, inclusive of a concept for each POS impacted by drainage. The landscape masterplan shall reflect the intent of the approved Landscape Strategy submission.

2. POS Calculation Update (As an updated POS allocation plan and POS schedule)

Refer Item 5 under Structure Plan for requirements.

3. Landscape Concept Plans

The intent of the landscape concept plans is to show the impact of the proposed drainage on the POS and its form + function.

The concept plans shall be a minimum 1:250@ A3 and shall identify:

- POS classification
- Proposed functions of the POS
- The top of water level (TWL) for the 1:1, 1:5 and 1:100 rain events (TWL)
- The average annual maximum groundwater level (AAMGL) anticipated post development in relation to the proposed landscape levels.
- Retained vegetation / trees within the POS, including base levels of the trees.
- Existing contours and proposed contours
- Summary table – drainage volumes, areas and TWL (by project hydrologist)

Developers and Consultants shall consider the following in their proposal:

- Turf to be proposed above the TWL of the 1:5 year event and have sufficient clearance to ground water.
- Unrestricted POS shall provide an open space function for the community, and the form of the functional space is an important consideration
- Hardstand infrastructure/playground/picnic nodes, etc. to be positioned above the 1:5 event.

4. Irrigation Strategy

The irrigation strategy shall outline the overall development irrigation proposal including:

- Proposed water source(s)
- Proposed water licence, including a copy of the licence within the UWMP
- Water usage strategy showing how the volume of water will sufficiently irrigate the proposed landscape
- Water usage volumes to be based on 7500kL/ha/yr for turf, 6500kL/h/yr for shrub planting, and 10,000 kL/ha/yr for active reserves with the expectation of the full GWL to be transferred to the City at time of handover.
- Short term / establishment irrigation to be limited to bushland areas, natural living streams and tree bubblers.
- Mainline Strategy and bore strategy

If the bore(s) has been drilled, provide:

- Water analysis results: including iron, sulphate reducing bacteria, salt as a minimum.
- For information, Form 2 – Information on a completed non-artesian well, as per Department of Water and Environmental Regulation. Refer to <https://www.wa.gov.au/government/publications/form-2-information-completed-non-artesian-well-bore-log> - The developer is responsible for submitting this form to DWER.
- If the bore has not been drilled, this information will be required on completion of the bore drilling.

SUBMISSION TO:

The above information shall be included in the UWMP.

Please submit the 'Application for assessment of Water Management Documents' to info@armadale.wa.gov.au.

https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Design_and_Construction/Water_Man_Initial_App_Form_Rev1.1%2824Jan18%29.PDF

Subdivision Condition

Civil

Typical Relevant Condition (specific wording may differ for each development):

A Landscaping Master Plan & Management Strategy which identifies/specifies the street trees to be planted in each street by the subdivider being prepared and implemented to the satisfaction of the WAPC and to the specifications of the local government. The subdivider shall install and maintaining street trees for three years, to the satisfaction of the WAPC.

Engineering drawings and specifications are to be submitted and approved, and subdivision works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:

- Street trees

Minimum Submission Requirement (for Landscape):

The following documents/plans are required to be submitted and endorsed as a minimum requirement as part of each stage of civil submission:

1. Street Tree Plan.

- To be submitted in line with the relevant civil stage
- Plans shall be to a suitable standard scale @ A1 and A3 – 1:250 minimum
- Plans to include road names, scale bar and north arrow
- Plans shall show civil services, including street lights
- This plan shall identify the proposed trees inclusive of species (Common Name and Latin Name), tree size at installation
- This plan shall outline the proposed irrigation intent
- This plan shall outline the proposed installation approach (i.e.. upfront installation or other)

2. Landscape Concept Plans

(Where POS is within the civil stage)

The concept plans for POS and streetscapes shall be a minimum 1:250@ A3 and shall identify:

- POS classification
- Streetscape classification
- Proposed function of the POS
- The top of water level (TWL) for the 1:1, 1:5 and 1:100 rain events (TWL), where applicable
- The average annual maximum groundwater level (AAMGL) anticipated post development in relation to the proposed landscape levels.
- Retained vegetation / trees within the POS, including base levels of the trees.

Important Notes:

In some instances, the concept plans may not be required where they have previously been submitted with the UWMP, and the base information has not changed. Should civil, hydrology and planning information have changed since the UWMP submission, the concept plans shall be re-submitted within the civil application.

An updated POS schedule is required to be submitted to the City Planning Department, in conjunction with Civil submission which provides detailed POS information (TWL for rain events, retained vegetation and POS areas).

SUBMISSION TO:

The above information shall be submitted to the Design Services Team (Technical Services).

Please submit the 'Application for assessment of civil and landscaping plans' to info@armadale.wa.gov.au.

https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Design_and_Construction/Civil_Works_S170_Intial_App_Form_Rev1.1%2824Jan18%29.PDF



Subdivision Condition

Landscape Detailed Design/Documentation

Typical Relevant Condition (specific wording may differ for each development):

i) - A Landscaping Master Plan & Management Strategy which identifies/specifies the street trees to be planted in each street by the subdivider being prepared and implemented to the satisfaction of the WAPC and to the specifications of the local government. The subdivider shall install and maintaining street trees for three years, to the satisfaction of the WAPC.

ii) - Arrangements being made for the proposed public open space to be developed by the landowner/applicant and maintained for two years through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government.

The above conditions relate to the detailed design, documentation, implementation, maintenance and handover of the landscape of Public Open Space and Streetscapes. The following sections (detailed design/documentation, implementation and handover) relate to the different stages of these conditions.

Minimum Submission Requirements (for Landscape Detailed Design and Documentation):

The following documents/plans are required to be submitted and endorsed as a minimum requirement to satisfy the above conditions:

1. Street Tree Plan

Refer Item 1 under Subdivision Condition - Civil for street tree plan requirements. A street tree plan is required to be submitted as part of the relevant Civil Stage application process.

2. Arborist Report and Tree Retention Plan

An arborist report is to be submitted with the detailed landscape plans for any trees that are proposed to be retained within the POS and streetscapes. The arborist report is to identify the following:

- Trees to be retained.
- Trees to be accurately surveyed and identified (numbered on plan, and tagged on site).
- Works required to existing trees imminently.
- Future tree works.
- Refer to City of Armadale 'Tree Retention and Protection fact' sheet. https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Planning_and_Land_Use/Tree_Retention_and_Protection_Information_Sheet.pdf

Important Note:

An updated POS schedule is required to be submitted with landscape detailed design and documentation at the subdivision stage. If variances to restricted and unrestricted area provision in individual POS areas at structure plan stage are proposed, the schedule is required to be submitted to the City's Planning Department along with detailed landscape information (TWL for rain events, retained vegetation and proposed landscape treatments) for further advice and monitoring of staged POS area provision.

Refer Item 5 under Structure Plan for requirements.

3. Detailed Landscape Plans, Including Construction Details

The landscape plans are to:

- Be prepared by a qualified Landscape Architect or person with an equivalent similar degree
- Be prepared in AutoCAD or similar program
- Plans shall be to a suitable standard scale @ A1 and A3. The scale shall be suited to the level of detail required for the relevant plans.
- Plans to include road names, scale bar and north arrow
- Plans to include relevant, coordinated base data - including current civil base plans and tree retention/vegetation retention surveys
- Drawings required for submission:
 - Cover Page
 - Grading Plan, showing existing and proposed contours/spot levels
 - Surfaces and Finishes plan, showing the extent of different surfaces and materials. Locations of furniture, play, shelters etc. shall be shown on this plan. The plan shall reference the relevant details
 - Planting plan, showing proposed plant species, density, numbers and locations for all planting (including trees and existing trees)
 - Relevant construction details (plans and sections) to suitably represent the proposed design.

- The drawing set shall ensure that all 'off the shelf' elements such as proposed furniture, shelters, playgrounds, BBQ, toilets are detailed in the drawing set. This shall include the proposed supplier, model number/ code number, and image/line drawing of the proposed element. Any selection criteria shall be identified (for example material selections, finish selections, installation method etc.).
- All plans shall clearly show existing trees to be retained and protected. Trees to be protected to AS 4970:2009.
- Services or Electrical drawing set

4. Detailed Irrigation Plans, Including Construction Details

The irrigation plans are to:

- Be prepared by a qualified irrigation designer or person with an equivalent similar qualification
- Be prepared in AutoCAD or similar program
- Plans shall be to a suitable standard scale @ A1 and A3. The scale shall be suited to the level of detail required for the relevant plans.
- Plans to include relevant, coordinated base data - including current landscape base plans and tree retention/vegetation retention surveys
- Drawings required for submission:
 - Cover Page
 - Demolition Plan (if required)
 - Irrigation Plan showing as a minimum water supply point of connection, bore, cabinet, electrical connection, and all required irrigation infrastructure.
 - Mark-up of long term irrigation zones and short term irrigation zones (to be hardened and turn off prior to handover)
 - Details
 - Bore information – pump
 - Bore schedule – run times/stations.
 - Separate meters for each user (or sub-meter)

Where the irrigation may be a Design and Construct approach. The irrigation design is required to be submitted for approval, and endorsed prior to works commencing on site.

5. Landscape and Irrigation Opinion of Probable Cost - Pre Tender Estimate

A current landscape and irrigation opinion of probable cost shall be submitted with the application or prior to the application for Clearance.

Should any outstanding works bonds or maintenance bonds be required, they will be prepared on the basis of the pre-tender construction estimate or tender award value (whichever is the most current).

This cost accurately reflects the expectations of the associated public open space and streetscapes, to which the outstanding works bond will apply.

Important Notes - Design:

- A - Refer back to the Parks Facilities Strategy
- B - Refer to the City of Armadale typical irrigation specifications and typical details during this stage.

Important Note for future handover considerations:

The Developer is advised that the City will only accept handover of fully completed POS, that is the POS shall be completed from back of kerb, to back of kerb. Partial handover of open space will not be accepted, Any Environmental revegetation requirements shall be completed prior to acceptance of handover.

SUBMISSION TO:

The above information shall be submitted to the Design Services Team (Technical Services).

Please submit the 'Application for assessment of civil and landscaping plans' to info@armadale.wa.gov.au.

https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Design_and_Construction/Civil_Works_S170_Intial_App_Form_Rev1.1%2824Jan18%29.PDF



Subdivision Condition

Landscape Implementation (Street trees)

Typical Relevant Condition (specific wording may differ for each development):

i) - A Landscaping Master Plan & Management Strategy which identifies/specifies the street trees to be planted in each street by the subdivider being prepared and implemented to the satisfaction of the WAPC and to the specifications of the local government. The subdivider shall install and maintaining street trees for three years, to the satisfaction of the WAPC.

Minimum Requirements for Street Tree Implementation:

The above condition requires the Developer to supply, install and maintain the street trees within new development areas. The City has two approved methods for installation as outlined in ENG 6 – Street Trees. The implementation method for the street trees shall be determined early in the Development process and ideally outlined in the Structure Plan Landscape Strategy.

Option 1 - Subdivider to Supply and Install the Trees Themselves.

The developer may choose to supply, install and maintain the street trees themselves in accordance with an approved street tree masterplan.

Prior to issuing Clearance:

- The City (with the Developer) will undertake a PC inspection of the street trees to verify their installation
- A street tree maintenance bond will need to be paid by the Developer, to provide assurance the Developer will water and maintain the trees for 3 years. Payment is in accordance with the City's Fees and Charges Schedule.
- A 3 year handover inspection between the Developer and the City will be undertaken to verify that all street trees have survived the three year maintenance period and are in good condition.

During the 3 year maintenance period the City will require the following:

- 12 month inspection, with a tree replacement schedule to be prepared and implemented
- 24 month inspection, with a tree replacement schedule to be prepared and implemented
- 6 monthly report (Tree quality - dead, alive, replace, good)

Option 2 - City to Supply, Install and Maintain Trees Through Payment by Developer.

The developer may choose for the City to install and maintain the street trees.

This option is subject to the payment of a contribution to the City covering all street trees within the relevant stage of subdivision. Payment is in accordance with the City's Fees and Charges Schedule.

Prior to issuing Clearance:

- The payment of a street tree installation and maintenance bonds



Subdivision Condition

Landscape Implementation (POS)

ii) - Arrangements being made for the proposed public open space to be developed by the landowner/applicant and maintained for two years through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government.

Minimum Requirements for POS (PAW/streetscapes) Implementation:

The above condition requires the Developer to construct and maintain the public open space areas within the new development. This includes all public open space and streetscapes (medians, roundabouts and verge areas that don't form part of residential /commercial verges).

The following documents/inspections are required as a minimum to satisfy the above condition:

1. Construction Site Start Up Meeting

City of Armadale Parks Design Landscape Construction Officer to attend site start up meeting with the Superintendent Representative and Construction Representative.

2. Key Hold Points During Irrigation and Landscape Construction

City to be invited to attend site at the key milestones as outlined within the City's Landscape Design and Installation Standards Factsheet.

- Existing trees - protection requirements
- Irrigation mainline installation
- Completion of concrete installation, including footings before backfill
- Completion of installation of furniture and fixings such as playgrounds
- Inspection of supplied plants and trees on site prior to installation

3. Practical Completion Inspection

The City shall attend a PC site visit, to acknowledge a date of Practical Completion for the associated POS and streetscapes. This will determine the proposed date of handover between the Developer and the City.

- Superintendent's Representative to organise the Practical Completion inspection (within 7 days), inviting the City of Armadale Landscape Construction Officer. The City of Armadale contact will forward to the relevant internal CoA parties.
- The City may request to see the irrigation system functioning at the PC inspection. Superintendent to organise this with the relevant contractor.
- The City shall compile a list of items for immediate action and items to be rectified prior to handover.
- The City will issue an acknowledgement of Practical Completion, including proposed handover date.
- Superintendent's Representative to collate and issue the list of items on the City of Armadale Practical Completion checklist (refer attached Practical Completion Checklist) within 2 weeks of the Practical Completion inspection.
- Refer to the City's Landscape Maintenance Specification Factsheet.

Refer to City of Armadale Practical Completion Checklist - https://www.armadale.wa.gov.au/sites/default/files/assets/documents/docs/Planning_and_Land_Use/PC.pdf



4. Maintenance Period Inspections and Expectations

The above condition requires the Developer to maintain the POS and streetscapes to the specification of the City of Armadale.

The maintenance contractor is to refer to the City of Armadale Maintenance Specification Factsheet to understand the minimum expectations relating to maintenance of public open space and streetscapes.

The Developer will be responsible for the maintenance of the POS and streetscapes for the period outlined in the relevant WAPC condition. During the maintenance period, the developer shall submit a number of documents and be expected to attend site inspections as outlined in the City's Landscape Maintenance Specification Factsheet.

5. Environmental Inspections

Refer to the relevant Environmental Management Plans for maintenance expectations within environmental areas (for example foreshores, wetlands and revegetation areas).

Important Note:

Check with your environmental approvals for any reporting obligations to meet the specific completion criteria for natural areas.



Image 24: Sienna Woods play space, Haynes - Photographer PLAN E



Subdivision Condition

Landscape Handover (Street Trees)

Typical Relevant Condition (specific wording may differ for each development):

i) - A Landscaping Master Plan & Management Strategy which identifies/specifies the street trees to be planted in each street by the subdivider being prepared and implemented to the satisfaction of the WAPC and to the specifications of the local government. The subdivider shall install and maintaining street trees for three years, to the satisfaction of the WAPC.

Minimum Requirements for Street Tree Implementation:

The above condition requires the Developer to install and maintain street trees for a minimum of three years.

Option 1 - Developer to Supply and Install the Trees Themselves.

If the Developer selected Option 1 (Developer to supply, install and maintain the street trees), a handover process is required between the Developer and the City. This shall be as per the time frame outlined in the WAPC condition.

1a. Pre-Handover Site Meeting

The City shall attend a pre-handover meeting, to acknowledge the upcoming handover of the street trees within the relevant stage(s) of a development.

The intention of the pre-handover site meeting, is for the City to inspect and verify that all street trees have survived and thrived during the 3 year maintenance period.

Any missing trees shall be replaced at a cost to the Developer.

Handover date shall be nominated at this inspection (a minimum of 3 months from the pre-handover inspection, but no longer than 6 months).

1b. Handover Site Meeting

The City shall attend a handover meeting, to acknowledge the completion of the street tree implementation for the relevant stage(s) of development.

At this date, the street trees become the responsibility of the City in perpetuity.

Option 2 - City to Supply, Install and Maintain Trees Through Payment by Developer.

If the Developer selected Option 2 (City supply, install and maintain street trees) and paid the relevant contribution this condition will be satisfied.

Data Collection:

At time of PC tree data is to be supplied in accordance with the [City's Tree Specification \(To be updated\)](#)



Subdivision Condition

Landscape Handover (POS & Streetscapes)

ii) - Arrangements being made for the proposed public open space to be developed by the landowner/applicant and maintained for two years through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government.

Minimum Requirements for POS (PAW/streetscapes) Implementation:

The above condition requires the Developer to install and maintain the public open space areas within the new development. This includes all public open space and streetscapes (medians, roundabouts and verge areas that don't form part of residential /commercial verges).

The following documents/inspections are required as a minimum to satisfy the above condition:

1. Pre-Handover Meeting

(Required 3 Months Prior to the Handover Date)

The City shall attend a pre-handover meeting, to acknowledge the upcoming handover of the POS and streetscape.

The intention of the inspection is for the City to outline any outstanding items, outstanding works and expectations to accept Handover on the date nominated at this inspection.

Superintendent's Representative to organise the Pre-handover inspection, inviting the relevant City of Armadale Landscape Construction Officer. The City of Armadale contact will forward to the relevant internal CoA parties.

- The City will request to see the irrigation system functioning at the pre-handover inspection. Superintendent to organise this with the relevant contractor.
- Following the Pre-handover inspection the City will issue an acknowledgement of Pre-handover, including proposed handover date and a list of items for items to be rectified prior to handover.
- Superintendent's Representative to collate and issue the list of items on the City of Armadale Handover checklist (refer attached Handover Checklist)

2. Documentation Submission

- Playground Safety Audit – to be completed three months prior to handover. Any immediate actions shall be undertaken by the Developer. Audit to be undertaken by accredited playground auditor.
- Arborist Report – to be completed three months prior to handover. Any immediate actions shall be undertaken by the Developer. Arborist report to be undertaken by a suitably qualified professional.
- Confirm City has the As-constructed data (to be issued at PC) – inclusive of A-Spec information, DWG and PDF. If the City does not have this on record, provide.
- Electrical Completion Certificates and as-con drawing.
- Structural Report is required for any items that require a Building permit.

Important Notes:

The pre-handover defect list is valid for 6 months from the inspection date. Should handover remain outstanding beyond this timeframe, a new pre-handover inspection and defects list will be required.

Superintendent's Representative to collate and issue the list of items on the City of Armadale Handover checklist



3. Services Account Handover

Utility Accounts to be transferred to the City of Armadale

- Electrical
 - Provide address, meter number and Synergy Account Number to the City of Armadale
 - City of Armadale to contact Synergy and arrange for account to be transferred to City of Armadale.
 - Irrigation / Electrical cubicle to be keyed to City of Armadale requirements
- Water
 - Provide address, meter number and Water Corporation Account Number to the City of Armadale
 - City of Armadale to contact Water Corporation and arrange for account to be transferred to City of Armadale
- Irrigation / Electrical cubicle
 - To be keyed to City of Armadale requirements

4. Bore / Irrigation Infrastructure.

- Provide water usage records over the past watering year to City of Armadale
- Ground Water Allocation (GWL)
 - Groundwater allocation to be transferred to the City of Armadale with volume to be agreed with the City of Armadale prior to transfer.
 - Volumes to be based on 7500kL/ha/yr for turf, 6500kL/ha/yr for shrub planting, and 10,000 kL/ha/yr for active reserves.
 - Areas of short term irrigation to be negotiated at time of UWMP. Short term irrigation to be limited to bushland areas, natural living streams and tree bubblers for establishment
 - Garden beds are expected to retain water allocation at above specified rate.
- Developer to complete the Form 4T Application available on the WA government website:
- Refer <https://www.wa.gov.au/government/publications/form-4t-application-transfer-of-licence-or-entitlement>
- Water transfer fee to be paid by the Developer
- Ensure extent of short term irrigation has been hardened and turned off prior to handover

5. Handover Meeting

The City shall attend the handover meeting, to acknowledge handover of the POS and streetscape from the Developer to the City.

- Superintendent's Representative to organise the Handover inspection, inviting the relevant City of Armadale Landscape Construction Officer. The City of Armadale contact will forward to the relevant internal CoA parties.
- The City will only accept handover if they have received the required documentation, utilities are transferred and ground water licence application submitted. All defects outlined at the pre-handover inspection, within the playground audit and arborist report are required to be completed prior to the handover inspection.
- The City will issue an acknowledgement of Handover should the above criteria be met. The maintenance responsibility is then transferred to the City.
- Arrange and coordinate shared access to the bore with the City.

Important Note:

The Developer is advised that the City will only accept fully completed POS, that is the POS shall be completed from back of kerb, to back of kerb. Partial handover of open space will not be accepted.



Clearance Process

Typical Relevant Condition (specific wording may differ for each development):

i) - A Landscaping Master Plan & Management Strategy which identifies/specifies the street trees to be planted in each street by the subdivider being prepared and implemented to the satisfaction of the WAPC and to the specifications of the local government. The subdivider shall install and maintaining street trees for three years, to the satisfaction of the WAPC.

ii) - Arrangements being made for the proposed public open space to be developed by the landowner/applicant and maintained for two years through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and to the specifications of the local government.

The above conditions relate to the detailed design, documentation, implementation, maintenance and handover of the landscape of Public Open Space and Streetscapes. The following sections (detailed design/documentation, implementation and handover) relate to the different stages of these conditions.

A Developer will seek Clearance during the stages of the development (typically aligning with the civil stages). The relevant subdivision conditions on the WAPC approval must be completed, approved and endorsed by the relevant 'clearing Authority' prior to Clearance being achieved.

The City prefers all conditions to be achieved/completed prior to Clearance being awarded.

Where a landscape condition has not been completed or endorsed, the City may accept an outstanding works bonds/maintenance bonds. This is at the discretion of the City and will be reviewed with every application.

In relation to the above landscape related conditions, the following bond process may apply. It is important to liaise with the City's Parks Design department to ensure that this approach is agreeable to all parties.

1. Outstanding Works Bond for Landscape Works in POS and Streetscapes

- Developer to provide pre-tender or construction value of the landscape and irrigation works to the City
- The value of the outstanding works bond will be based on an agreed value of works
- The % of the bond is in accordance with the City's Fees and Charges Schedule, plus an administration fee.

2. Outstanding Maintenance Bond

- Developer to provide pre-tender or construction value of the landscape and irrigation works
- The value of the outstanding works bond will be based on an agreed value of works
- The % of the bond is in accordance with the City's Fees and Charges Schedule.

3. Street Tree Bond

- Developer to provide number of trees to be installed in the relevant stage. This shall be supported by a relevant approved street tree plan.
- The value of the outstanding works bond will be based on an agreed number of street trees.
- The value (per tree) is in accordance with the City's Fees and Charges Schedule, plus an administration fee.

4. Street Tree Maintenance Bond

- Developer to provide number of trees to be installed in the relevant stage. This shall be supported by a relevant approved street tree plan.
- The value of the outstanding works bond will be based on an agreed number of street trees.
- The value (per tree) is in accordance with the City's Fees and Charges Schedule.

Refer to <https://www.armadale.wa.gov.au/information-sheets-forms-and-fees-building-planning#toc-5> for CoA Information sheets in condition clearance process and bond retention.



5. Deed of Agreement

In all instances the above bonds will be submitted with a signed deed. The template Deed of Agreement is available as an Appendix to this document.

A partially executed document is to be provided in wet copy to the City for Full Execution

A fully executed agreement is required prior to the City recommending to WAPC that the condition is to be cleared.

6. Bank Guarantees

Following an executed Deed of Agreement, the City will raise an invoice and provide to the applicant to support the payment of the bond. The bond shall be in the form of a Bank Guarantee.

Bank Guarantees are required to be:

- From a recognised financial institution,
- Free of spelling errors,
- Titled to reference the subdivision's number, stage, and condition,
- Titled to reflect the name, and version of approved plan,
- Reference the category of bond (hard landscape, soft landscape or maintenance), and:
- Without expiry date.
- For information, Form 2 – Information on a completed non-artesian well, as per Department of Water and Environmental Regulation. Refer to <https://www.wa.gov.au/government/publications/form-2-information-completed-non-artesian-well-bore-log>

Important Notes:

An updated POS schedule and POS allocation plan is required to be submitted to the City Planning Department, in conjunction with the Clearance application to support the Civil and Landscape conditions.

Other conditions described in this document under 'Environment, Civil or UWMP' are reviewed by other departments within the City of Armadale. Contact the relevant department to confirm bonding requirements for those conditions.

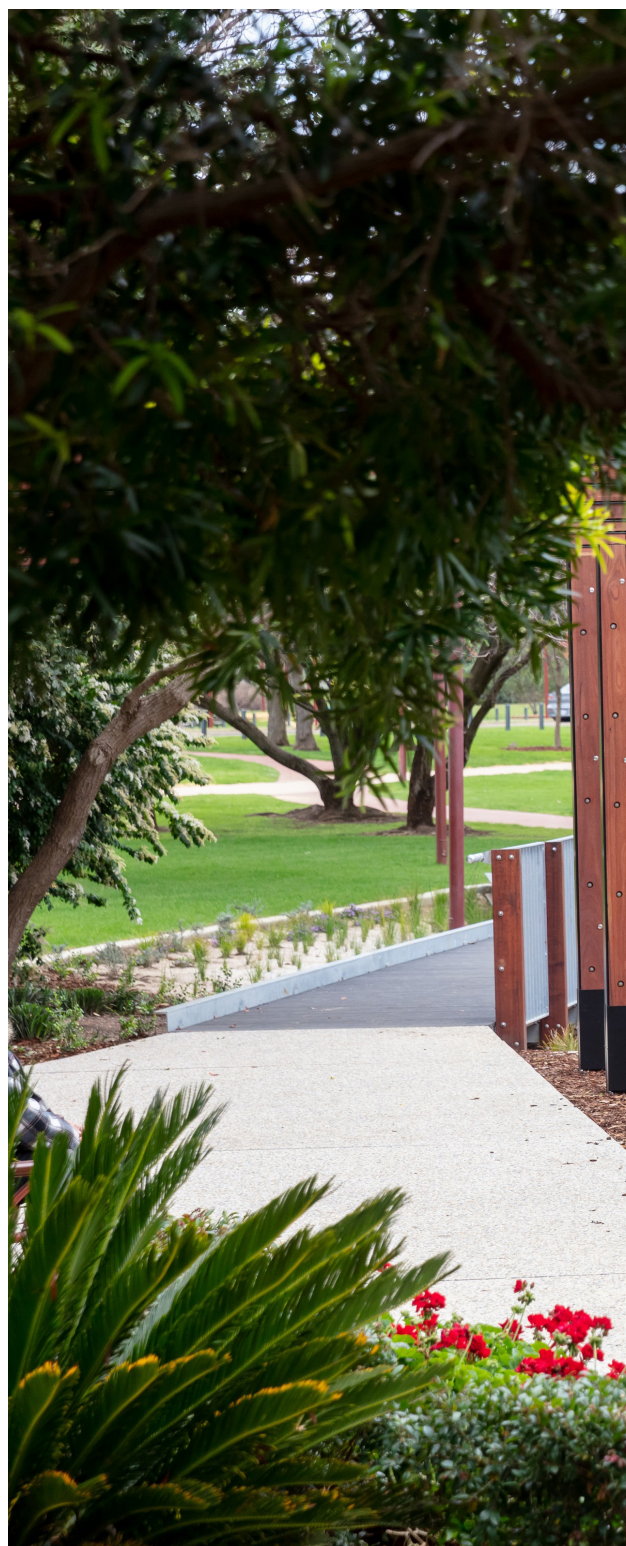


Image 25: Minnowarra Park, Armadale - Photo provided by CoA



Appendix Images Tables



Image 25: Rossiter Pavilion - Piara Waters - City of Armadale photo - Photographer

Appendix

A - Landscape Zone Plan

B - Assets Plan

C - Street Tree Masterplan

D - Landscape Concept Plan

E - POS Allocation Plan

F - Information Sheets and Standards

Landscape Design and Installation Standards

Landscape PC form and checklist

Landscape Maintenance Standards

Landscape Handover Application Form

Street Tree Design and Installation Standards

Street Tree PC form and checklist

Street Tree Maintenance Standards

Street Tree Handover Application Form

Information Sheet - Bonding for Clearances

Information Sheet - Verge Guidelines and Front Lot packages

Image List

1. Cover - Minnowarra Park, Armadale. Image provided by CoA
2. Acknowledgement of Country - Champion Lakes - Image provided by City of Armadale
3. Joe Saunders Park, Champion Lakes - Image provided by PLAN E
4. Rossiter Pavilion - Piara Waters Image provided by City of Armadale
5. Bushmead open space - Image provided by PLAN E
6. Solaris open space, Forrestdale - Image provided by PLAN E
7. Minnowarra Park bridge, Armadale - Image provided by City of Armadale
8. Roley Pools, Roleystone - Image provided by City of Armadale
9. Armadale Settlers Common, Bedforddale - Image provided by City of Armadale
10. Challenge Park, John Dunn Reserve, Kelmscott.
11. Vertu Estate, Harrisdale - Image provided by PLAN E
12. Shipwreck Park, Hilbert - Image provided by City of Armadale
13. Rossiter Pavilion, Piara Waters - Image provided by City of Armadale
14. Mahala Estate, Forrestdale - Photographer PLAN E
15. CoA 'Together We Can' Event - Image provided by City of Armadale
16. Newhaven, Piara Waters - Image provided by PLAN E
17. Myella Estate, Wanneroo - Image provided by PLAN E
18. Solaris streetscape, Forrestdale - Image provided by PLAN E
19. Vertu streetscape, Harrisdale - Image provided by PLAN E
20. Rushton Park, Kelmscott - Image provided by City of Armadale
21. Solaris Entry Statement, Forrestdale - Image provided by PLAN E
22. Memorial Park, Armadale - Image provided by City of Armadale
23. Aspiri, Piara Waters - Image provided by City of Armadale
24. Sienna Woods play space, Haynes - Image provided by PLAN E
25. Minnowarra Park, Armadale - Image provided by City of Armadale

Tables

1. Parks Facilities Strategy - Facilities Matrix
2. Development Process Summary



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