

Community Purpose Land Policy

POL- LUP 06



Objective

To guide the acquisition of land for future social infrastructure provision: including community facilities and services, sport & recreation facilities, libraries learning arts and cultural facilities.

To guide the discussions surrounding the use of existing crown reserves and community purposes sites which may be deemed appropriate for social infrastructure provision including community facilities and services, sport & recreation facilities, libraries learning arts and cultural facilities.

Statement

The City of Mandurah (the 'City') is a relatively densely populated area, with a limited supply of suitably sized and located land parcels available for community purposes. As the City's population grows retention of community purpose land as well as acquiring new community purpose sites becomes even more critical to ensure the equitable distribution of future social infrastructure.

This policy is based on a key recommendation of the Social Infrastructure Plan 2013-43 (SIP). The SIP adopts a 30 year horizon to ensure that there is sufficient land set aside for Mandurah's future social infrastructure needs.

Some of the needs identified in the SIP will not become apparent for 10, 15 or 20 years. It is therefore crucial that:

- new community purpose land is acquired and located appropriately,
- usage of existing community purpose land is assessed based on its ability to meet the current and future needs of the Mandurah community.

Land for a specific City or community driven social infrastructure project is to be allocated through an assessment process in conjunction with the SIP and other key strategic City documents.

1. Acquisition of land for community purposes - developing suburbs

Developing suburbs are localities within the City which still have significant greenfield sites yet to be developed.

In relation to community purpose sites in developing suburbs (which includes but may not be limited to Lakelands, Madora Bay, Dawesville and Bouvard), the City will:

- 1) aim to maximise the potential for provision of community purpose land, and a centrally located 'hub' of community facilities within Mandurah suburbs;
- 2) seek to acquire community purpose land in future suburbs for future community use, including multi-purpose community facilities;
- 3) negotiate with developers and relevant agencies to maximise the potential for the provision of a centrally located hub of community facilities;
- 4) endeavour to locate future community purpose land adjacent to:
 - Public open space (active and passive) and future Primary School sites
 - Public open space reserves in close proximity to future ancillary primary school facilities, such as child and parent centres, childcare centres
 - Future activity centres.

Community Purpose Land Policy

POL- LUP 06



The community purpose site may be included within the ten per cent Public Open Space contribution as part of residential subdivision. The size of the community purpose land site acquired will be guided by the Social Infrastructure Hierarchy (as identified and explained in the SIP) as follows:

Category	Population	Size of community purpose land site in hectares
Local	0 - 7,500	0.2 h - 0.3 h
Neighbourhood	7,500-15,000	0.3 h - 0.5 h
District	15,000-35,000	0.5 h - 0.8 h
City-wide	35,000-70,000	1 ha – 1.5h
Sub-regional	70,000-140,000	Dependant on facility requirements

2. Acquisition and retention of land for community purposes - developed suburbs

Developed suburbs are localities where the communities are substantially developed with few remaining undeveloped greenfield sites.

The City will:

- 1) maximise the potential for provision of a centrally located 'hub' of community facilities within existing suburbs;
- 2) enable the provision of priority social infrastructure projects (as outlined in the SIP) ;
- 3) acquire or retain community purpose land for future social infrastructure projects. The methods of acquiring or retaining the land may include:
 - Conversion of City owned freehold land to crown reserves in exchange for State owned land of a comparative value (land swaps);
 - Acquisition of private land;
 - Retention of current community purpose land sites; and
 - Retention of crown reserves.

Decision making process

As a guide in decision making when acquisition, conversion (land swap) or retention of community purpose land is involved, officers and Council will consider the following:

- Population and demographic needs – such as projected build out population figures of the relevant hierarchal area (City, district and neighbourhood)*; and demographic trends.
- Location – such as uses of surrounding land parcels and the possibility of the site to deliver centrally located 'hub' of community facilities within existing suburbs.
- Size – ability for parcel of land to deliver future priority social infrastructure projects
- Quantity – number of community purpose land sites across Mandurah and within SIP district areas
- Cost of acquiring land.

* *the projected built out population is 122,500 by 2036 for the City. Mandurah, as a Regional Centre, will continue to expand rapidly for the next 20 years, and based on current projections, is likely to be built out by around 2035-2040.*

Definitions

For the purposes of this policy the following definitions are applicable:

Community Purpose Land Policy

POL- LUP 06



Crown reserve - is a parcel of Crown land set aside for a specific purpose, generally a public purpose, for example, hospitals, schools, national parks, recreation, and for the use of Aboriginal people. It is in effect the dedication of land to that purpose.

Community purpose land / site - is a specific location identified or set aside for the development of social and community infrastructure in the future. It can be either Crown reserve, Freehold land or land which is made available free of cost to local government by subdividers of residential land.

Freehold land - is land over which the Crown has granted an interest. The freehold interest is the least restricted interest in land and is usually known as 'ownership' of land. Freehold gives the owner of that interest the exclusive right to the land for an indefinite period of time. The owner of the freehold can sell the land to anyone else.

Activity centre is a term used in urban planning and design for a mixed-use urban area where there is a concentration of commercial and other land uses.

Legislative Context

Land Administration Act 1997

Review

At a minimum this Council Policy will be reviewed every two years.

Related Documents

These documents are mandatory and required to give effect to this policy:

- Procedure PRO-LUP 01 Usage of Existing Community Purpose Land

Supporting Documents

The following are relevant City of Mandurah strategies or plans:

- Early Childhood Strategy: Better Start Better Future
- Active Ageing Plan
- Access and Inclusion Plan
- Mandurah Social Infrastructure Plan
- Youth Development Strategy
- Property Strategy
- Dawesville & Southern Districts Active Recreation Strategy
- Mandurah Active Reserve Strategy
- Arts Heritage and Cultural Strategy
- Housing Affordability Strategy
- Local Biodiversity Strategy
- Mandurah Active Recreation Strategy (2014)
- Land inventory: City of Mandurah urban districts
- Land inventory: Mandurah central district and periphery

Note: A land inventory of existing and potential community purpose land sites has been developed to be used in conjunction with this policy and relevant social infrastructure projects.

Community Purpose Land Policy

POL- LUP 06



Responsible Directorate: Place and Community

Responsible Department: Community

Reviewer: Manager Community

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Amendments			
Version #	Council Approval Date, Reference	Date Document In force	Date Document Ceased
2	Minute G.35/2/15	24/02/2015	23/07/2019
3	Minute G.12/7/19	24/07/2019	-