

Public Open Space (POS) in Mosman Park

You might think that the provision of POS in our communities would be quite straight forward! However, the State Government, several years ago, managed to produce some gobbledygook in respect to POS in local government areas.

The State Government's Development Control Policy 2.3 – Public Open Space in Residential Areas requires Local Governments to provide 10% of its total Gross Subdivisible Area (GSA) as POS. The GSA reflects the amount of land within the Town that has the potential to be subdivided. *This requirement is not unreasonable.*

The Town has identified a total of 107.30 hectares (1,072,979m²) of reserved land (this equals 17.23%) within its Local Government Area (LGA). *But now comes the catch!*

Land owned by State Government and reserved as 'Regional Reserve' under the provisions of the Metropolitan Region Scheme is excluded from the calculation of Local POS within the LGA, as advised by the Department of Planning, Lands & Heritage. Regional Reserve is counted toward the total amount of Regional POS.

Therefore, the Town currently (officially) only has 15.92 hectares (159,152m²) of Local Open Space. As per the following table the Town should be providing an additional 4.2 hectares (2.1%) under this assessment, regardless of the fact that there is actually another 91 hectares in existence within the Town boundaries! Meantime the Town is unable to recover any of the costs of maintaining this additional POS and, of course, does not receive any rates from it.

Gross Subdivisible Area (ha)	Town of Mosman Park Local Open Space (ha)	Percentage of Gross Subdivisible Area	Required area of POS	Surplus or shortfall
199.72	15.92	7.9%	10%	-2.1%

Table 1: Town of Mosman Park Percentage Total of POS

So, the State Government on one hand wants the Town to build more dwellings (Perth & Peel at 3.5m), but on the other it wants it to provide more POS. This must be a case for reducing the public service!



Local Open Space and Regional Open Space within the Town