

14.8 OPEN SPACE GUIDELINES AND STRATEGY - FINAL DOCUMENTS

Responsible Executive Manager : Mr Sam Green

Report Author : Ms Sara Hobbs

Delegated Authority : Matters which cannot be delegated to a Committee or Staff.

Attachments :

- 1↓. Open Space Guidelines and Strategy - Summary of community feedback and amendments
- 2↓. Open Space Guidelines
- 3↓. Open Space Strategy

PURPOSE

The purpose of this report is to ask that Council receive the Open Space Guidelines and Open Space Strategy.

STAFF RECOMMENDATION

Council endorses the attached Open Space Guidelines (attachment 2) and Open Space Strategy (attachment 3), acknowledging delivery of the strategies will be subject to funding requests as part of the Annual Business Plan process.

COMMITTEE RECOMMENDATION

3236

Council endorses the attached Open Space Guidelines (attachment 2) and Open Space Strategy (attachment 3), acknowledging delivery of the strategies will be subject to funding requests as part of the Annual Business Plan process.

EXECUTIVE SUMMARY

An Open Space Strategy document and Open Space Guidelines document have been prepared to help guide the development and management of open spaces in the City.

The Open Space Strategy provides a blueprint for how Council can improve open spaces throughout the City and will help guide future investment decisions. The Open Space Guidelines will guide how open spaces are developed and managed.

Council endorsed the draft documents to be placed on public consultation at its 26 June 2018 Ordinary Council meeting and consultation was subsequently undertaken from Wednesday 4 July to Wednesday 25 July.

Seven submissions were received (which includes comments received from Council's Access and Social Inclusion Reference Group and Youth Advisory Committee). A summary of feedback and amendments to the Open Space documents are provided in (attachment 1).

The amended and finalised documents are provided in attachments 2 and 3.

1. BACKGROUND

The Council administration has prepared an Open Space Strategy document (attachment 3) and Open Space Guidelines (attachment 2) document to help guide the development and management of open spaces in the City.

Open space refers to publicly accessible spaces that can be used for recreation purposes and includes parks, sportsgrounds, linear open spaces, wetland areas and civic plaza's.

The Open Space Strategy provides a blueprint for how Council can improve open spaces throughout the City and will help guide future investment decisions. The Open Space Guidelines will guide how open spaces are developed and managed.

Council endorsed the draft documents to be placed on public consultation at its 26 June 2018 Ordinary Council meeting.

The consultation was undertaken from Wednesday 4 July to Wednesday 25 July and involved:

- Notices in the Messenger, Bunyip and Grapevine publications, and posts on Council's Facebook page.
- Information (the complete documents, fact sheet and feedback form) being made available electronically from the City of Playford Engagement Hub with hard copies made available at the Civic Centre and Stretton customer service points as well as several other Council community venues.
- Information was distributed to and presented in person to members of the Access and Social Inclusion Reference Group and the Youth Advisory Committee at their respective July meetings. Information was distributed electronically to members of the Aboriginal and Torres Strait Islander Community Reference Group (no meeting was scheduled during the consultation period). The Playford Alive Reference Group is currently going through the re-nomination process and had not yet re-formed during the consultation period so was not able to be engaged.

2. RELEVANCE TO STRATEGIC PLAN

1: Smart Service Delivery Program

Outcome 1.1 High quality services and amenities

2: Smart Living Program

Outcome 2.3 Liveable neighbourhoods

The open space documents will influence future open space development within the City. Open spaces are a key contributor to creating liveable communities and are a core Council service that is highly valued by our community.

3. PUBLIC CONSULTATION

There is no legislative requirement to consult with the community but as open space is an important and valued Council service the community were invited to provide feedback on the draft documents.

4. DISCUSSION

- 4.1 During the engagement period the Engagement Hub on Council's website received 824 views and 159 documents were downloaded. Only one submission was made via the online form from the Engagement Hub webpage.
- 4.2 Seven submissions were received in total (which includes comments received from the Access and Social Inclusion Reference Group and Youth Advisory Committee). A summary of feedback and amendments to the Open Space documents is provided in attachment 1.
- 4.3 The Open Space documents have been amended in response to feedback received.
- 4.4 Future implementation of the initiatives identified in the Open Space Strategy document will need to be funded through Council's Annual Business Planning process.

5. OPTIONS

Recommendation

Council endorses the attached Open Space Guidelines (attachment 2) and Open Space Strategy (attachment 3), acknowledging delivery of the strategies will be subject to funding requests as part of the Annual Business Plan process.

Option 2

Council receives the attached Open Space Guidelines (attachment 2) and Open Space Strategy (attachment 3) documents, with the following amendments:

1. _____
2. _____
3. _____

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The open space documents aim to support a best-practice approach to the planning, design and management of open spaces within the City of Playford. It is intended they will be utilised by both Council and developers to inform the development of quality open spaces.

6.1.2 Financial Implications

All initiatives identified in the Open Space Strategy document are un-funded. Funding for open space projects will need to be secured as part of the Annual Business Planning process in consideration of other Council priorities.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

Option 2 provides Council the opportunity to make amendments to the documents before they are finalised and become part of the suite of Council strategic documents.

6.2.2 Financial Implications

As per Option 1, all initiatives identified in the Open Space Strategy are un-funded. Funding will need to be secured as part of the Annual Business Planning process.



Open Space Guidelines and Strategy – Summary of feedback and amendments

Who*	Comment	Response	Amendments to documents
1 Elizabeth Downs Resident	1.1 St Leonards Crescent Reserve – requires BBQs, lighting and paving from St Leonards Crescent to Wasley Street.	The Draft Open Space Strategy was silent on this reserve, which is a large local reserve that accommodates a playspace and that was upgraded in 2013. An unsealed path intersects the reserve between St Leonards Crescent and Wasley Street. BBQs and lighting are not generally provided in local reserves; however improvement of the amenity and function of the reserve is warranted.	Inclusion of additional initiative to Precinct 16 (in regards to St Leonards Reserve) in the Open Space Strategy: <i>“Improve the amenity and function of the reserve, including improvement of pathways and landscaping”.</i>
2 Access and Social Inclusion Reference Group	2.1 No connectivity between Curtis Road and Stuart O’Grady cycle way.	This issue is identified as a priority within the City of Playford Cycle and Walking Strategy. The Stuart O’Grady cycleway is under care and control of the State Government and Council continues to liaise with the Government about this matter.	No changes
2.2	Signage in open spaces should include audio options to cater for people with vision impairments.	Noted.	Amended last dot point in Section 4.3 in the Open Space Guidelines: <i>“Provide options for people with vision impairment (e.g. raised lettering, braille or audio options)”</i>
2.3	Munno Para Town Park (next to the Stretton	The Munno Para Town Park was opened in 2015 and currently incorporates all-abilities	Additional initiative included in Precinct 5 in the Open Space



Who*	Comment	Response	Amendments to documents
	<p>Centre). This is a key park near community facilities including the Adelaide North Special School. More all-abilities play equipment is needed – consider swings with harnesses, accessible sensory garden/wall, quiet chill out space.</p>	<p>elements within the playspace but there is scope for accessibility to be improved.</p>	<p>Strategy: “All-abilities access should be enhanced within the playspace in recognition of the park being a key community destination and located near to the Adelaide Northern Special School”</p>
2.4	<p>Jo Gapper is a regional park with a range of facilities – the playspace should be upgraded to better cater for children with disability.</p>	<p>Playspaces within regional open spaces should incorporate all-abilities playspaces as key open space destinations. Jo Gapper and Stebonheath regional playspaces currently do not provide all-abilities playspaces. (Note that the forthcoming upgrade of the playspace within Fremont regional park will incorporate all-abilities play features).</p>	<p>Amended initiative 2 in Precinct 17 in the Open Space Strategy [in regards to Jo Gapper Regional Reserve]: “Enhance the recreation function within the park: install lighting at the dog park; and enhance the trail network within the eastern part of the park to facilitate walking, with particular focus on the main track that leads to the lookout; and improve all-abilities access within the playspace” Amended initiative 3, Precinct 7 in the Open Space Strategy [in regards to Stebonheath Park]: “Improve the recreational facilities within the park including installation of lighting in the dog park and creating a small dog area; as well as</p>



Who*	Comment	Response	Amendments to documents
2.5	Blakes Crossing in-ground trampoline is a good example of an accessible play feature.	Noted. Referred to Landscape Architect for future reference. In-ground trampolines must meet certain design standards to be regarded as 'all abilities'.	Implementing casual use multi-purpose tennis and basketball courts; and enhancing all-abilities access within the playspace".
2.6	Potential for community organisations to raise money/purchase all abilities play equipment to be installed in Council parks.	Section 9.4 'Approach to Implementation' recognises the potential for Council to partner with external organisations for the improvement of open spaces.	No changes.
3 Disability support provider	3.1 The consultation documents provided on the Engagement Hub are not very accessible for people with disability.	It is important for all members of our community to be able to access information. To this end Council is undertaking an upgrade to its website that will improve its look and function and will incorporate: <ul style="list-style-type: none"> • Less text and more images • More logical layout • Options for people with sight impairment such as audio options These improvements should make information more accessible for people with disability as well as many other members of our community.	No changes.



Who*	Comment	Response	Amendments to documents
3.2	Many of our supported employees do not know where customer service points are to access hard copies. Suggest hard copies of consultation documents are sent out to key agencies.	Referred to Disability Access and Inclusion Officer for follow up with Access and Social Inclusion Reference Group.	No changes.
4	4.1 Require lighting in the Stebonheath dog park	This is included in Initiative 3 in Precinct 7 in the Strategy document.	No changes.
	4.2 Require more facilities for 'older' young people	This is reflected in the City-wide principle of providing 'diverse and quality open spaces' and the associated strategies (Section 7.0 in the Strategy document).	No changes.
	4.3 Facilities such as the rage cage at Daurtsey Reserve are good for young people.	Noted.	City wide strategy 2.2 in Section 7.0 of the Strategy document amended to: "Explore the potential to introduce unique and innovative infrastructure that attracts people of all ages to participate in activities e.g. mountain bike trails, obstacle courses, wifi, <u>rage cages etc</u> "
5	5.1 One Tree Hill resident	Issue referred to Community Inspectors. There is a dog park nearby at Stebonheath Park which provides an enclosed area for dog owners to run their dogs off-leash.	No changes.



Who*	Comment	Response	Amendments to documents
	Road, Smithfield Plains). Suggest separate small fenced area behind the athletic track for dog owners.		
5.2	Hope that the idea of green corridors works to allow people to go for extended walks and bike rides without having to cross busy roads. Issue accessing the new lakes on the other side of Curtis Road.	There is pedestrian access to the western wetlands across Curtis Road. Pedestrian access near the eastern wetlands is available by the Douglas Drive roundabout. Implementation of additional pedestrian crossings near these wetlands would need to be investigated - most likely in conjunction with future urban development.	Include additional initiative to Precinct 5 in the Strategy: <i>"Investigate the potential for additional pedestrian connections across Curtis Road to the wetlands in association with further urban development".</i>
5.3	Green grass is important for ovals and places to run and unmade trails (no more concrete please)	The Open Space Hierarchy and Facilities Guide in Chapter 3 of the Guidelines identify 'irrigated grassed areas' as a facility for parks at all hierarchies from local to regional. Various initiatives within the Strategy identify the need for specific parks to be irrigated. Council endeavours to seal key linear trails to provide accessibility for people with mobility impairment although not all trails/paths are sealed.	No changes.
5.4	The 2km loop path at Fremont Park needs better signage. Running on it is difficult because of the hard surface.	The need for improved way-finding signage both to and within parks is recognised within the Strategy as a high priority (refer Section 9.2 in the Strategy).	No changes.



Who*	Comment	Response	Amendments to documents
6		<p>A masterplan for Fremont Park has been developed and Stage 1 (upgrade of Adams Creek) has been completed. Stage 2 (upgrade of the playspace) is due to commence construction in late 2018. Further stages which have not yet been funded will improve the path network within the park.</p>	
6	<p>Angle Vale Resident</p>	<p>6.1 Like that the documents share the vision for open space and identify projects. Support development of larger open spaces, connecting linear trails and using waterways as a feature of open spaces</p>	<p>Noted.</p> <p>No changes.</p>
6.2	<p>Bike and scooter parks are essential and two are need in Virginia and Angle Vale.</p>	<p>Appendix F in the Strategy recognises the need for BMX and Skate Facilities in Virginia and Angle Vale as part of urban expansion.</p>	<p>No changes.</p>
6.3	<p>With housing densities becoming smaller a focus on, and investment in, open space is needed.</p>	<p>Agree that access to quality open spaces becomes even more important in higher density developments where access to private open space is minimised. The Guidelines aim to inform the planning and design of quality open spaces.</p>	<p>No changes.</p>
6.4	<p>Require greater focus on the growth areas.</p>	<p>The development of the growth areas (and new open spaces within the growth areas) will primarily be guided by planning legislation and the Development Plan including relevant</p>	<p>No changes.</p>



Who*	Comment	Response	Amendments to documents
		<p>structure plans in the Development Plan (replicated in Appendix D of the Strategy document). Detailed planning occurs as part of the sub-division process and the Guidelines document will help guide this process.</p>	
6.5	<p>The expansion of the Angle Vale sportsgrounds should be brought forward.</p>	<p>The Angle Vale Sports Centre is one of the highest priority projects identified in the City of Playford Sportsground Directions Study and currently Council is constructing a new change room building to service the netball courts and future junior oval, in accordance with the masterplan.</p> <p>The expansion of the Angle Vale Sports Centre is also identified as one of the 22 City-wide high priority initiatives in the Open Space Strategy.</p> <p>Funding of future stages of the masterplan will need to be decided by the Council body as part of the Annual Business Planning process.</p>	<p>No changes.</p>
6.6	<p>Water retention basins should not be used as open spaces or be located in areas where people recreate.</p>	<p>Areas used for stormwater management can be successfully co-located with open spaces used for recreation e.g. wetlands and linear trails.</p> <p>Section 7 of the Guidelines document provides guidance on the suitability of land to be counted towards open space provision under different drainage capacity scenarios (having</p>	<p>No changes.</p>



Who*	Comment	Response regard to relevant policies within the Development Plan).	Amendments to documents
6.7	Developers' (open space) contributions should be put into a centralised fund that enables multiple larger open spaces to be developed in the immediate area.	This already occurs as part of the planning system. Legislation requires developments of 20 allotments or more to provide 12.5% open space. Should Council not require the entire 12.5% it can require a full or partial financial contribution. This money automatically goes into Council's Open Space Fund which can only be used for investing in open space within Playford. The Fund is utilised to address high priority issues across the City and is subject to Council approval as part of the Annual Business Planning process.	No changes.
6.8	Parks with a swing, slide and bench is of minimal benefit to the community.	The Guidelines document seeks to guide the creation of quality open spaces that the community will want to use and includes an Open Space Hierarchy and Facilities Guide (Section 3 of the Guidelines document) that identifies facilities appropriate within each type of park as well as guidelines for playspace design (Section 5).	No changes.
6.9	Trees should be established along all footpaths.	The design of streetscapes is outside the scope of the Open Space documents but street tree plantings are incorporated into the development of new residential areas. Council's practices with respect to the planting and management of trees, including street	No changes.



Who*	Comment	Response	Amendments to documents
6.10	Virginia, Angle Vale and One Tree Hill require more focus from Council instead of just the centre hub (Elizabeth).	Noted. The 22 high priority initiatives identified in the Strategy are spread across the whole City and reflect the Vision for open space which aims for an equitable provision of quality open space across the council area: <i>"The City of Playford has an equitable provision of diverse and quality open spaces that support healthy and connected communities"</i> (Section 7 of the Strategy document).	No changes.
6.11	Engaging with local scouts and schools to create sculptures and artwork in all open spaces should be undertaken.	Section 11 'Art and Culture' in the Guidelines document supports this approach, stating that <i>"... opportunities for involving the community in the development of art pieces should be explored"</i> . Note that Council's Community Development staff already work closely with the Playford community on a range of projects, including art projects, within the scope that resources allow.	No changes.
6.12	Sufficient car parking is required – on street car parking is not always the best option.	The Open Space Hierarchy and Facilities Guide (Section 3 of the Guidelines) identifies on-site car parking as a facility for regional and district parks and sportsgrounds as these spaces typically attract higher levels of community use from a broader catchment area. Neighbourhood and local parks serve smaller catchment areas comprising	No changes.



Who*	Comment	Response	Amendments to documents
7.0 Angle Vale Residents Associations	7.1 Do not agree with the open space calculation – most of the open space included is made up of detention basins or non-irrigated areas – both being unsuitable for recreation purposes.	<p>households within walking distances and therefore do not generally require on-site car parking.</p> <p>Agree. The open space provision for Precinct 5 (Munno Para) had inadvertently been copied into Precinct 4. This error has now been rectified.</p> <p>Note that the open space calculation is an indicative high level overview and does not necessarily reflect the varying levels of quality within different spaces.</p> <p>Open Spaces identified as 'minor' reflect the low recreation function these spaces provide.</p>	<p>Precinct 4 (Strategy document) open space breakdown replaced with correct breakdown.</p> <p>Dot point one in the Introduction to Section 8 of the Strategy document amended as follows:</p> <p><i>"Precinct overview: includes key open space features, indicative breakdown of the open space types within the precinct and open space provision per 1,000 people. Note that quality varies within different open spaces across the City".</i></p>
7.2	The Angle Vale Sportsground should not be included in the open space calculation due to high usage including from residents outside of Angle Vale; and the high use by sporting clubs results in minimal time available for informal uses.	<p>The facility is still contributes to open space and should be recognised as such, which is consistent with the approach across all Precincts. However, the high use that the facility experiences warrants mention within the Strategy.</p> <p>Development of facilities such as the Munno Para Regional Sportsground (adjacent to Mark Oliphant College) will reduce the catchment area for the Angle Vale Sports Centre, in the future.</p>	<p>Following text inserted into Precinct 4 'Precinct Context':</p> <p><i>In Precinct 4 the provision of open space is adequate and the Angle Vale Sports Centre is good quality. However, this facility represents the only quality open space within the area and experiences high levels of usage".</i></p>



Who*	Comment	Response	Amendments to documents
7.3	Precinct 4 of the Strategy states that rural allotments provide access to large private open spaces for residents – this should not be used as a reason to minimise open space.	<p>There is no intent to minimise open space in Angle Vale due to presence of larger allotments. Section 6 'Key Findings' of the Strategy recognises that "The demand for quality open spaces within the Angle Vale and Virginia townships in particular will increase as the population increases as a result of urban expansion" (Finding No. 16 listed under 'Equity' sub-heading).</p> <p>In the interest of consistency, the text in Precinct 4 has been amended.</p>	<p>Precinct 4 'Precinct Context' amended as follows:</p> <p><u>"Notwithstanding this, as a rural area, residential allotments are comparatively large, and as such residents will generally have access to large private open space areas. However, the requirement for quality open spaces will increase as a result of urban expansion and population growth."</u></p>
7.4	<p>Whilst the Strategy refers to large allotment sizes (refer to 7.3) current planning approvals in the area are resulting in small allotments of 200-300 square metres or even smaller.</p> <p>Advice from a developer regarding a recent subdivision has been that Council requested open space be removed from the subdivision because it did not want to be responsible for the ongoing maintenance. Instead, drainage and linear trails</p>	<p>The Guidelines document was developed to help guide the planning and design of quality open spaces and new open spaces will be developed in Angle Vale as a result of urban growth.</p> <p>The 2014 Ministerial Development Plan Amendment implemented new zoning in Angle Vale to enable urban expansion and development of smaller residential allotments. As a result, areas that have been (and still are) rural in nature will experience a change in character over time.</p> <p>Assessment of each subdivision application is on a case by case basis in consideration of the individual merits of the site and its role within the broader locality – resulting in not every development needing 12.5% open space</p>	<p>No changes.</p>



Who*	Comment	Response	Amendments to documents
	<p>will be provided that connect to the Angle Vale Sports Centre, putting further strain on this facility.</p>	<p>provision. However, development contributions to Council's Open Space Fund (in lieu of open space provision) will be utilised to support the development of key open space facilities in Angle Vale.</p>	
7.5	<p>Need for closer community consultation within each precinct on the type of open space required by the community and in the location that would best serve the community.</p>	<p>Aside from the public consultation on the draft documents (which this process of part of), the Open Space documents were prepared with regard to community input from a number of sources:</p> <ul style="list-style-type: none"> • Resident Satisfaction Survey results • 2016 Youth Engagement Exercise • 2017 Community Open Space Survey. <p>Community input into planning of new open spaces is restricted by the planning legislation where third party input during the subdivision process is not contemplated.</p> <p>However, the development of the Open Space Guidelines has been developed to assist with this process and help achieve quality open spaces that the community will value.</p> <p>Engagement with the community can occur outside of this legislative process (e.g. as part of upgrades of existing open spaces).</p>	No changes.



Who*	Comment	Response	Amendments to documents
7.6	The community has been calling for a skate/bike park to cater for the growing number of families in the area.	Appendix F in the Strategy recognises the need for BMX and Skate Facilities in Virginia and Angle Vale as part of urban expansion.	No changes.
7.7	A community centre built at the Sports Centre could also be used to service the expanding needs of the sports clubs and provide a focal point for a new open space area.	<p>The Social Infrastructure Deed for Angle Vale identifies the need for a community centre ideally within the town centre area, where it would be easier for the community to access.</p> <p>The Angle Vale Sports Centre masterplan will guide future development of this facility and is partially complete. The final stages include the development of a junior oval, junior pitch and senior pitch.</p>	No changes.

*Personal details of respondents have not been included.