



City of
Charles
Sturt

Open Space Strategy 2025

Defining the Future of Our Open Spaces

DIRECTIONS REPORT

August 2015

acknowledgment

The development of the Open Space Strategy 2025 has been led by Allison Bretones (Manager Open Space, Recreation and Property) and Jamie Hosking (Coordinator Urban Design Projects). A Working Party also played a key role in guiding the development of the Strategy, with the following members:

- Jan Cornish, General Manager, Asset Management Services
- Allison Bretones, Manager Open Space, Recreation and Property
- Jamie Hosking, Coordinator Urban Design Projects
- Janet Willoughby, Strategic Planner, Open Space and Recreation
- Mark Hannan, Strategic Planner, Open Space Environmental Management
- Kelly Mader, Natural Resource Management Officer

Various sport, recreation and community members provided information and comments during the planning process and the involvement of City of Charles Sturt Elected Members has also contributed to the planning. In addition, around 30 staff from across Council have been involved in planning sessions.

The Open Space Strategy 2025 has been developed by Suter Planners and WAX Design with the following people playing a key role.

- Suzanne Suter, Principal Suter Planners (lead consultant for the study)
- Warwick Keates, WAX Design
- Carina Sidwell, Suter Planners & WAX Design
- Emily Moskwa, Suter Planners
- Corey Brown, WAX Design

In addition, Natalie Fuller of Natalie Fuller and Associates Pty Ltd played a key role with the consultations and Even Fung of Chris Sale Consulting provide QS input to the costing guide and analysis.

contents

EXECUTIVE SUMMARY

1	INTRODUCTION	10
2	THE PLANNING CONTEXT	12
2.1	The City Character	12
2.2	The Planning Precincts	18
3	CONSIDERATIONS	20
3.1	Open Space Achievements	20
3.2	Planning ‘Messages’	23
3.3	Key Demand and Supply Findings	24
4	THE STRATEGY FRAMEWORK	32
4.1	The Vision for 2025	32
4.2	Open Space Principles	34
4.3	Strategy ‘Themes’	35
5	THE ‘THEME’ DIRECTIONS	36
5.1	Open Space Provision	38
5.2	Recreation Destinations	42
5.3	Sport and Aquatic Facilities	46
5.4	Open Space Connections	50
5.5	Biodiversity and Nature	56
5.6	Landscape Design and Innovation	62
5.7	Water Management and Climate Adaptation	66
5.8	Place Making and Place Activation	70
5.9	Open Space Management	74
6	PLANNING PRECINCT DIRECTIONS	78
6.1	Precinct A: The City’s East	80
6.2	Precinct B: The City’s North	82
6.3	Precinct C: RTLP Connected Suburbs	84
6.4	Precinct D: The Central Area	86
6.5	Precinct E: The Coastline	88
7	IMPLEMENTING THE STRATEGY	92
7.1	The Implementation Approach	92
7.2	Expenditure and Funding Considerations	96
7.3	Achieving Partnerships	99

APPENDICES

A	OPEN SPACE GUIDELINES
B	OPEN SPACE WORKS MATRIX

executive summary

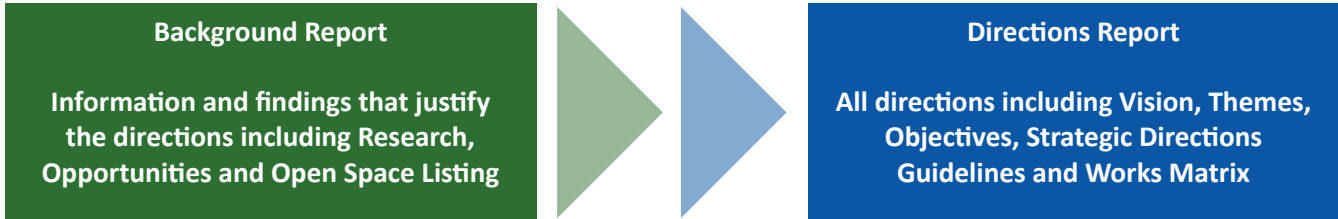
enhancing quality of life through open space

Background

The Open Space Strategy 2025 will assist the City of Charles Sturt to strategically provide, develop and manage open space over the next 10 years. The Strategy has involved a review of the Council’s 2006 Open Space Strategy, while also giving consideration to current and future community needs (demand) and open space issues and opportunities (supply).

The Strategy relates to all types of open space including recreation parks, sportsgrounds, linear open space, waterfront reserves, natural areas and other open spaces.

The Open Space Strategy 2025 comprises two reports as follows:



Open Space Vision

The open space vision for the City of Charles Sturt for the next 10 years is:

Enhancing quality of life through open space

The Open Space Strategy 2025 recognises that Council has achieved a great deal since 2006, and the City has good quality and diverse open space that is appreciated by the community. However, given the large amount of open space in the City and the importance of open space to the community, the Strategy seeks to identify opportunities for further open space enhancements and innovations.

In addition, the Strategy aims to address gaps in open space provision and guide the provision of additional open space as part of future urban developments.

The vision reflects the opportunity to positively contribute to the lifestyles of residents, workers and visitors through a commitment to enhancing the quality and diversity of open space and related facilities and also by strengthening biodiversity and sustainability.



executive summary

nine themes have been identified to guide the objectives and strategies for the whole of the city

Theme Objectives

The Open Space Strategy 2025 includes objectives and strategic directions for the City as a whole using nine Themes (Topics of Importance) as a framework. The Theme Objectives are summarised below.

The Themes	Theme Objectives (summarised)
Theme 1: Open Space Provision	Improve the provision of open space in areas that are lacking usable parks and reserves and ensure a good provision of open space as part of proposed and future urban renewal (around 3 hectares per 1,000 people and parks at least 0.2 ha).
Theme 2: Recreation Destinations	Provide a number of recreation destinations across the City (generally higher level regional and district waterfront reserves, large recreation parks and the River Torrens Linear Park but also some smaller ‘neighbourhood destinations’.
Theme 3: Sport and Aquatic Facilities	Continue to provide and improve sport and aquatic facilities to cater for organised competitions and events, including by accessing and investing in school facilities and establishing partnerships with clubs and schools to achieve quality sportsgrounds and Sports Hubs.
Theme 4: Open Space Connections	Strengthen the ‘walkability’ of the City of Charles Sturt through good open space connections within and beyond the City. This will require a commitment to maintaining and enhancing trails and pathway networks, recreation nodes and landscapes and streetscapes.
Theme 5: Biodiversity and Nature	Strengthen biodiversity, ecosystems and natural settings including along the coastline, River Torrens Linear Park, biodiversity corridors and ‘standalone’ reserves through a coordinated and planned approach to protecting, managing and enhancing natural areas.
Theme 6: Landscape Design and Innovation	Enhance the quality and diversity of open space through innovative landscape design including a strategic approach to landscape architecture principles and design trends.
Theme 7: Water Management and Climate Adaption	Aim to achieve sustainable landscapes, water management and climate adaptation approaches through a targeted and innovative approach to using water, irrigating parks and reserves, designing stormwater systems, managing trees and landscapes, and designing spaces and structures.
Theme 8: Place Making and Place Activation	Achieve place making and the activation of open spaces by adopting an integrated and innovative approach to creating and promoting unique and vibrant places and associated activities, and by empowering communities to ‘give a place life’.
Theme 9: Open Space Management	Achieve well managed and maintained open spaces through a coordinated and planned approach, including through a hierarchy approach to management and the potential allocation of additional people and funding resources.

Each Theme includes a number of strategic directions that aim to guide future improvements and approaches to open space provision, development and management. The details are included in this Report including a map to visually present each Theme’s key directions.



executive summary

five precincts have been defined to guide the planning and directions in the open space strategy 2025

Directions for Planning Precincts

The Open Space Strategy also provides directions for specific parks and reserves located within five Planning Precincts as follows.

- Precinct A: The City’s East
- Precinct B: The City’s North
- Precinct C: River Torrens Linear Park (RTLTP) Areas
- Precinct D: The Central Area
- Precinct E: The Coastline

The directions and associated maps, which indicate potential projects for the next ten years, are provided in this Report. The Planning Precincts and related suburbs are shown in the Map below.

Open Space Guidelines and Works Matrix

Open Space Guidelines that aim to assist Council with future planning and decision making are provided in Appendix A of this Report. The Guidelines include open space definitions, a hierarchy framework, an open space development guide, land acquisition and review guidelines and an improvement costing guide.

An Open Space Works Matrix that summarises the potential projects identified throughout the Open Space Strategy 2025 is provided in Appendix B.

Implementing the Strategy

The Directions Report provides directions, potential projects and guidelines that will require implementation over time including through the:

1. ‘Theme’ Directions
2. Planning Precinct Directions
3. Open Space Matrix
4. Open Space Guidelines

The approach to implementing the Open Space Strategy will vary for each type of direction from ‘in principle support’ to the allocation of resources as outlined under The Implementation Approach in this report.

Whilst the Open Space Strategy 2025 recommends a targeted approach to open space improvement, the Strategy will require a commitment of funding and resources as well as partnerships and grant funding in order to be achieved. The suggested approach to capital funding is as follows:

- Align the renewal budgets allowed for in Council’s Long Term Financial Plan and Asset Management Plan (currently \$1.7m per annum) to the recommended projects in the Open Space Plan 2025.
- Allocate at least an additional \$1m per annum for upgrade projects to support master planned developments and innovation. The specific amount will depend on agreed projects and related master planning and costings.
- Consider other funding opportunities within Council such as for biodiversity, tree management, the River Torrens Linear Park and streetscape initiatives.
- Seek additional State, Federal and Regional funding linked to projects as opportunities arise.

An Open Space Works Matrix is provided in Appendix B of the Open Space Plan 2025 to guide the future projects and priorities.

It may also be necessary to allocate additional maintenance funding and resources to respond to new parks obtained through urban developments and to maintain quality Sports Hubs and recreation and waterfront destinations. The development of a model is suggested to determine the trigger points for additional maintenance resources.

Overall, a coordinated approach to implementing and reviewing the Open Space Strategy 2025 will be required to ensure the best use of resources and achieve quality outcomes will be essential to the success of the Strategy over the next 10 years.

introduction

assisting council to strategically provide, develop and manage open space

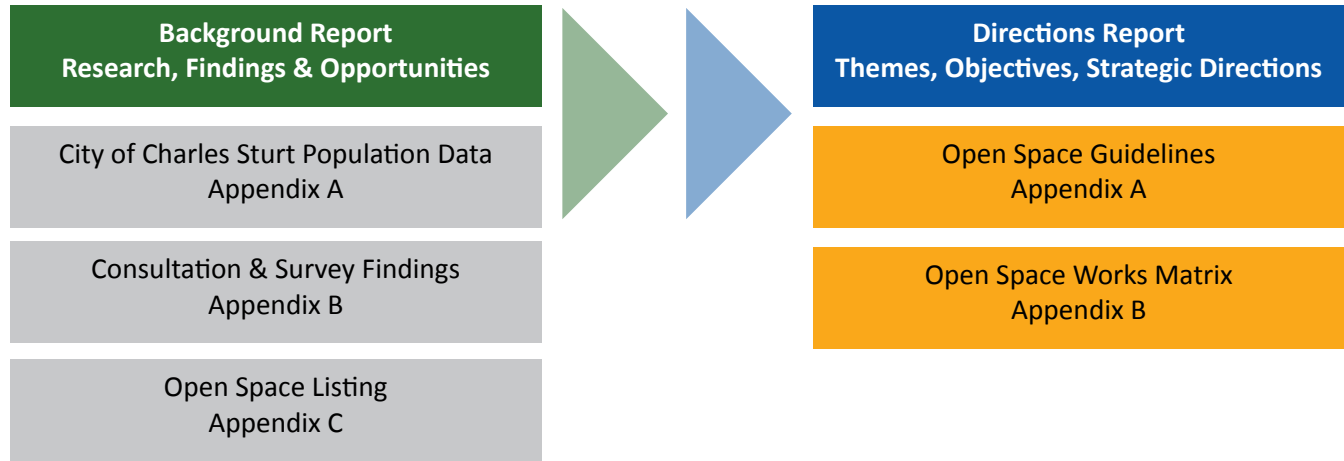


The City of Charles Sturt Open Space Strategy 2025 will guide Council to strategically provide, develop and manage open space over the next 10 years and beyond. The Strategy relates to all types of open space including sportsgrounds, foreshore areas, Lakeside open space, recreation and linear parks, and natural areas.

Developing the Open Space Strategy 2025 has involved a review of the 2006 Open Space Strategy and consideration of current issues, opportunities and priorities. The Open Space Strategy has been developed following a detailed demand and supply analysis including community consultations.

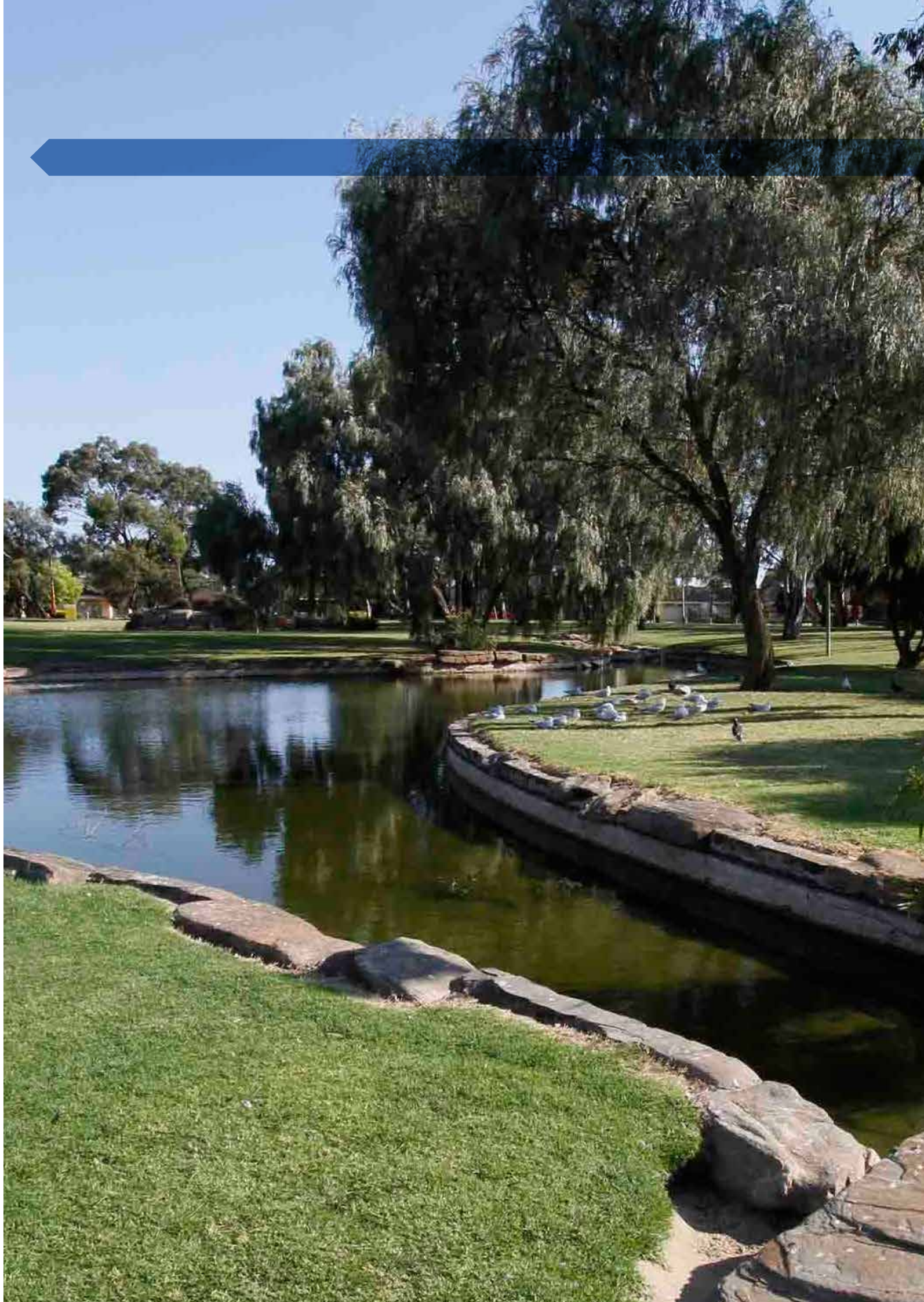
Strategic directions and guidelines have been developed that aim to achieve a balanced provision of good quality, well-designed and diverse open space across the City. The Open Space Strategy also contributes to broader objectives relating to biodiversity, place making and innovation in line with Council and State Government priorities and planning.

The Open Space Strategy 2025 Reports



Two reports have been developed including a Directions Report and a Background Report. The Directions Report provides a framework for what should be achieved over the next 10 years and the Background Report provides a basis for the Directions Report. An Open Space Listing with a revised Hierarchy and Open Space Type allocation is provided as an Appendix in the Background Report and Open Space Guidelines and an Open Space Works Matrix are included as part of the Directions Report.

The strategic directions and potential projects in the Open Space Strategy 2025 will require implementation over the next 10 years and beyond, and opportunities for funding and resources will need to be considered. However, it is important to note that the Open Space Strategy 2025 does not commit Council, the State Government or any other organisation to allocate funding or people resources. Instead the Open Space Strategy will guide projects and initiatives as resources become available and in accordance with other priorities.



planning context

open space has potential to enhance and strengthen the character of the city

2.1 The City Character

The City of Charles Sturt is defined by unique natural and built geographic features including the coastline, West Lakes, the River Torrens Linear Park and a connection to the Adelaide Park Lands. The open spaces across the City, including large recreation parks and sportsgrounds, good sized neighbourhood parks, linear connections and natural settings, also contribute to the City’s distinctive character and liveability.

The City has a total of 403 hectares of parks and reserves and a further 31 hectares of streetscapes that contribute to the treed and open character of many suburbs. Furthermore, the beaches (which are additional to Council’s open space) include large open areas for community use and aquatic and recreation activities. The western part of the City has a very strong coastal and aquatic character that attracts visitors as well as residents e.g. through the use of the beaches, and rowing, canoeing and other activities on the Lake.

Over recent years Council has focussed on enhancing open spaces and streetscapes through quality infrastructure, appealing landscapes and place making including public art and the creation of distinctive public realm. There has also been an emphasis on strengthening the walkability of the City through improved trails and pathways as well as increasing biodiversity including through stormwater management and landscape design initiatives.

The City of Charles Sturt covers an area of 56 square kilometres and its 36 suburbs (and 2 part suburbs) are geographically and demographically diverse. In 2011 the City had a population of 104,984 (.id profile) and this is estimated to increase to 125,889 by 2026 based on Department of Planning and Local Government projections.

An analysis of the population and geographic character of each suburb provided in the Background Report highlights that many suburbs have a good provision of open space and good streetscapes. However, as shown in Map 1, the central part of the City around Seaton, Albert Park and Woodville West is lacking open space and some suburbs are lacking treed streetscapes and pathways. This reduces the appeal of parts of the City and creates a sense of inequity.

The Open Space Strategy 2025 provides an opportunity to address the inequities whilst also enhancing open space in areas that have a good provision. This includes strengthening the value and appeal of those features that define the City of Charles Sturt and attract residents and visitors to the City including the coastline, West Lakes and the River Torrens Linear Park. The appealing and distinctive character and liveability of the City can be strengthened through open space, using the Open Space Strategy 2025 as the strategic driver.



Key Characteristics of Planning Precincts

Planning Precinct and Suburb Areas	Demographic Character (2011)	Urban Character
Precinct A: The City's East Brompton & Districts West Croydon & District	<ul style="list-style-type: none">- 14,033 people in 2011 and this will increase.- Varied population character with young people in new developments and older people in established areas.- Mix of family types (couples with children, couples without children, lone persons)- Culturally diverse including people born in Greece, Vietnam and China.- Average income area and higher levels of unemployment.	<ul style="list-style-type: none">- Growth area through Bowden development.- Infill and proposed mixed-use development.- Mix of medium density and separate housing.- Main roads and industrial areas create barriers to open space and surrounds.
Precinct B: The City's North Cheltenham, Woodville, Woodville Park and St Clair Pennington, Woodville North and Athol Park	<ul style="list-style-type: none">- 13,673 people in 2011 and this will increase.- A family oriented area with larger proportions of children and youth.- Larger proportion of couples with children and one parent families.- Culturally diverse, including people born in Vietnam and India.- Average to lower income area and higher unemployment.	<ul style="list-style-type: none">- A mix of suburb types including older homes with wide streets and footpaths around Woodville, as well housing commission homes around Pennington.- Heritage character in older areas.- Includes St Clair development, with a large amount of open space (32%).
Precinct C: River Torrens Linear Park (RTLTP) Areas Fulham Gardens, Flinders Park and Kidman Park	<ul style="list-style-type: none">- 13,832 people in 2011.- A balanced population with young adults and couples with children, as well as 'beginning to age' and older age groups.- Larger proportion of people born in Italy and Greece.- Average income and employment levels.	<ul style="list-style-type: none">- The character of the area is defined by the River Torrens Linear Park and large parcels of open space.- Wide streets, good footpaths.- Good connections and permeability in most areas.



Map 1: Character Features within the City of Charles Sturt

Key Characteristics of Planning Precincts (continued)

Planning Precinct and Suburb Areas	Demographic Character (2011)	Urban Character
Precinct D: The Central Area Findon Royal Park, Albert Park and Hendon Seaton North Seaton South Woodville South and Beverley and District Woodville West	<ul style="list-style-type: none">- 32,695 people in 2011.- A mix of age groups with some suburbs having larger proportions of children and youth and others having more ageing and older adults.- A mix of family types with some suburbs having a larger proportion of couples with children and one parent families and others having a larger proportion of couples without children and lone person households.- Culturally diverse, with place of birth varying across the Precinct (Italy, India, Serbia).- Average to lower income areas, with different levels of unemployment.	<ul style="list-style-type: none">- Large area with a number of distinctive and diverse suburbs.- Proposed urban regeneration in North Seaton and Woodville West.- Infill occurring across the Precinct.- Suburb characteristics vary with some having good road networks and permeability while others are poor.- Lower provision of open space across the Precinct.
Precinct E: The Coastline Grange and Henley Beach Semaphore Park West Beach and Henley Beach South West Lakes, West Lakes Shore and Tennyson	<ul style="list-style-type: none">- 30,598 people in 2011.- Larger proportions of ‘beginning to age’ and older adults although children are still a key group.- Mix of family types including one parent families and people living alone as well as couples with and without children.- Large proportion born in Australia or United Kingdom.- Average and slightly higher income levels.- Generally good employment levels.	<ul style="list-style-type: none">- Large Precinct with a strong coastal and water activity focus (the beach, West Lakes).- Proposed new development (AAMI Stadium) and some infill occurring.- Diverse suburb characteristics with newer and older areas- Different road networks and levels of permeability with some suburbs having good connections to the beach and others having poor permeability such as West Lakes (including people movement around the Lake).- Poor landscape amenity in some suburbs including West lakes and Semaphore Park.



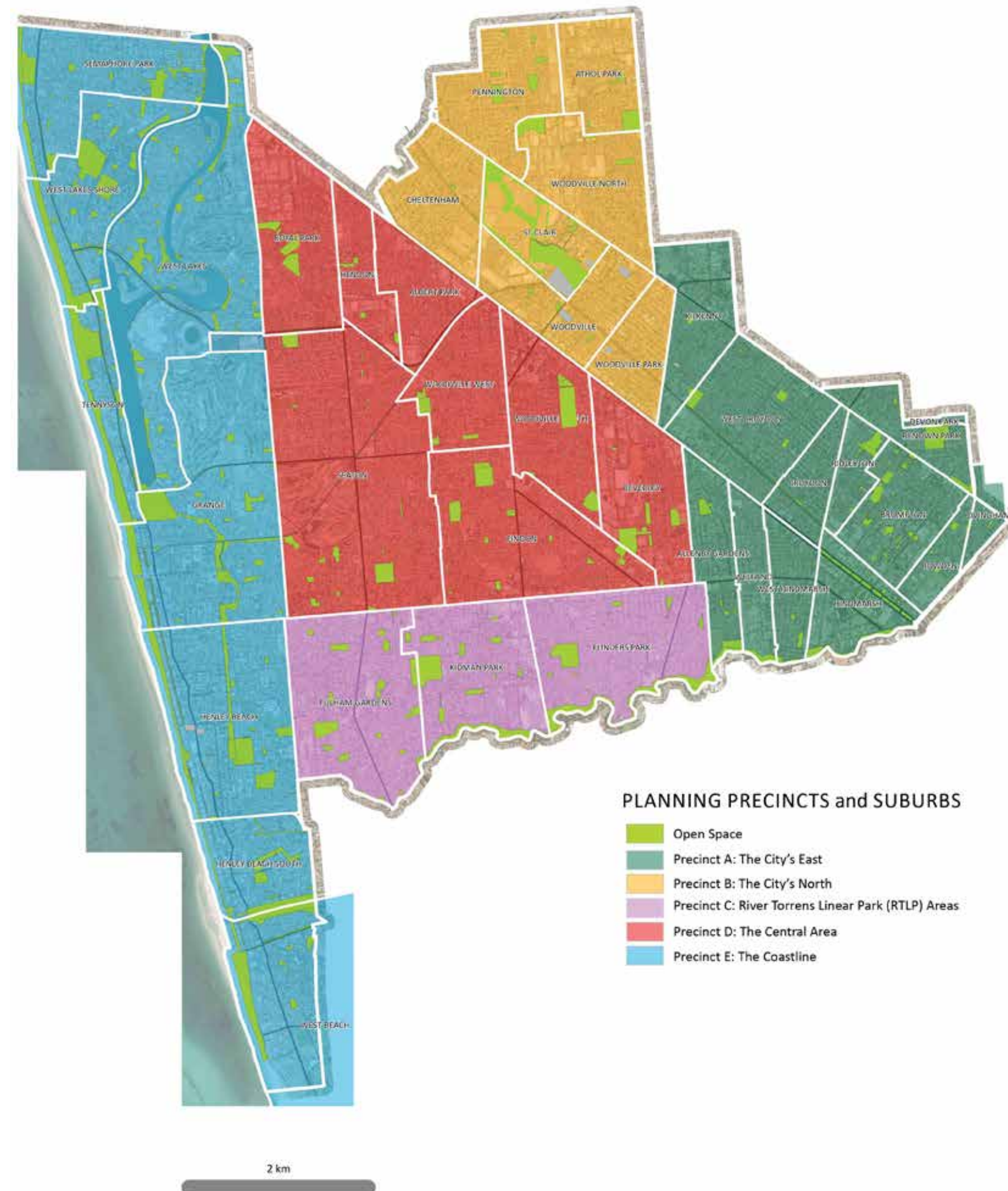
2.2 The Planning Precincts

Through the Open Space Strategy 2025, five Planning Precincts that connect similar suburbs and reflect main roads and other barriers have been identified. As shown on Map 2 the Precincts include:

- Precinct A: The City's East
- Precinct B: The City's North
- Precinct C: River Torrens Linear Park (RTLP) Areas
- Precinct D: The Central Area
- Precinct E: The Coastline

The identification of Planning Precincts ensures that opportunities are considered across the City and an equitable approach to providing and enhancing open space is adopted. The Open Space Strategy provides directions for each Planning Precinct as well as for the City of Charles Sturt as a whole.

The main characteristics of each Planning Precinct are summarised in the chart below. Further analysis of each 'suburb area' is provided in the Background Report.



considerations

a great deal has been achieved
regarding open space
provision, development and
management



3.1 Open Space Achievements

The City of Charles Sturt has achieved a great deal regarding open space provision, development and management, particularly since Council's endorsement of the 2006 Open Space Strategy.

The 2006 Strategy included strategies relating to a number of topics (most of which are still relevant today), and provided an Open Space Matrix which has guided projects and improvements over the past eight years.

The Council has particularly focussed on achieving an equitable spread of appealing and functional open space across the City, including by improving the quality of open space in areas that had poorer standard open space or where open space was lacking. All types of open space have been improved including sportsgrounds, recreation parks, linear corridors and natural areas, and each Planning Precinct has benefited from various improvements.

To guide improvements, Council has undertaken master planning for a number of parks and reserves with a particular focus on larger parks and sportsgrounds.

Specific achievements directly linked to the 2006 Open Space Matrix include:

- 27 hectares of renewed public open space
- 8 hectares of open space contributed from development sites
- Substantial upgrades to 8 sportsgrounds
- Planning, design and consultations for 9 reserves
- Major upgrades to 6 playspace and youth areas
- \$140,000 of fitness equipment
- 1.1 kilometres of footpath and cycle path upgrades within reserves
- A number of iconic art installations
- The ongoing delivery and management of natural landscapes
- The design and delivery of major streetscape upgrades

Source: Council data provided for the Management Strategy Status Update

In addition, nearly \$10m has been allocated by Council towards the development of Coast Park since 2006 including the development of 7 km of pathway. The main focus of this expenditure has been:

- 2005-2010: primarily around Henley South with some expenditure at Point Malcolm and West Beach
- 2011-2014: primarily around Henley Beach and Grange

In addition to the implementation of the 2006 Open Space Matrix, a number of other improvements have been undertaken as part of Council's Asset Management Plan implementation. This includes:

- \$3 m allocated to playground and fitness equipment development between 2006 and 2014
- \$2.3m allocated to sports facility upgrades between 2006 and 2013
- \$6.4m allocated to reserve infrastructure (fence walls, bollards, furniture, shelters, fountains) between 2006 and 2013/14.
- \$397,743 allocated to art work between 2005 and 2013

Taking the various expenditure figures into account, Council has allocated around \$26m to capital and asset expenditure relating to open space over the past 8 years which represents around \$3.25m per annum. Grant funding of around \$1.5m per annum was received (and covered part of the \$3.25m). Over the past 8 years there have been a number of larger projects including Coast Park and Henley Square.



In addition to allocating funds to open space related improvements, Council has:

- Adopted a hierarchy approach to open space development and management.
- Undertaken stormwater management initiatives, e.g. the Old Port Road median, Cooke Reserve and Grange Lakes system.
- Planted more than 130,000 indigenous plants across Council’s biodiversity areas and particularly along the coast and River Torrens Liner Park.
- Undertaken master planning for major parks and reserves.

The reserves that have been the prime focus of improvement since 2006 are listed below.

Precinct	Reserve
Precinct A	<div><div>- Carnarvon Reserve</div><div>- Croydon Avenue Reserve</div><div>- Croydon Station Reserve</div><div>- Gibson Street Reserve</div><div>- Greenshields Reserve</div></div>
Precinct B	<div><div>- Fawk Reserve</div><div>- Pennington Gardens Reserve</div><div>- St Clair Sportsground</div><div>- Wastell Reserve</div><div>- Windsor Reserve</div></div>
Precinct C	<div><div>- Collins Reserve</div><div>- Sunningdale Reserve</div><div>- River Torrens Linear Park (sections)</div><div>- Ross Avenue Reserve</div></div>
Precinct D	<div><div>- Carnegie North Reserve</div><div>- Clarice Sutherland Reserve</div><div>- Cooke Reserve</div><div>- Frank Mitchell Park</div><div>- Gleneagles Reserve</div><div>- Gordon Street Reserve</div><div>- Matheson Reserve</div></div>
Precinct E	<div><div>- Coast Park and connected park nodes</div><div>- Grange Jetty Precinct</div><div>- Harold and Cynthia Anderson Reserve</div><div>- Henley and Grange Memorial Oval</div><div>- Various reserves around West Lakes</div><div>- West Lakes Shore Oval</div><div>- Freshwater Lake</div></div>

3.2 Planning ‘Messages’

A number of Council and State plans have been reviewed to understand priorities and provide a context for the Open Space Strategy 2025. The main ‘messages’ in the previous planning that have been taken into consideration when developing the Open Space Strategy are as follows:

- Council places an emphasis on community wellbeing, health, liveability and sustainability and this reinforces the need for quality open space and diverse activity opportunities.
- Council will continue to review, replace and manage assets to ensure the provision meets objectives within the Open Space Strategy, reflects service levels set by Council in annual budgets and contributes to objectives in Council’s Corporate and Community Plan.
- The natural environment, biodiversity and initiatives relating to climate change, water management and alternative energy are a priority for Council as reflected in Living Green to 2020 (Draft). This includes supporting alternative transport opportunities (walking and bike riding), encouraging nature play and strengthening biodiversity corridors including through linear open space.
- Contributing to the walkability of the City of Charles Sturt through walking and cycle trails and quality linear open space is essential and should be reinforced through the Open Space Strategy.
- Council is keen to ensure there is an appropriate provision of quality open space linked to future higher density urban developments. A Guideline was initiated by Council (Open Space in Higher Density Developments) to guide planning for such open space and this should be taken into consideration.
- The Western Adelaide Sporting Facility and Demand Study suggests that land for additional sportsgrounds should not be required and instead the emphasis should be on utilising school facilities (through partnerships with schools) as well as upgrading existing sportsgrounds to maintain and increase their capacity.
- State planning reinforces the importance of community wellbeing, recreation and sport participation and environmental sustainability. This is reflected in South Australia’s Strategic Plan, the 30 Year Plan for Greater Adelaide, the State Health Plan, and climate change planning which all require a balanced approach to planning for open space and related facilities.

3.3 Key Demand and Supply Findings

A demand and supply analysis has been undertaken as part of the Open Space Strategy 2025. The analysis considers what the main current and future needs of the community are and whether the existing open space is able to meet the community needs, or what is required for this to occur.

The demand and supply analysis has involved an assessment of open space provision and the allocation of a ‘hierarchy’ and ‘open space type’ category to each parcel of open space.

For this Open Space Strategy, the ‘hierarchy’ of open space is catchment based and has been defined as follows:

Hierarchy	Definition
Regional	Regional open space has the capacity to attract or benefit people from across and beyond the City of Charles Sturt. This could be due to various factors, including larger size, higher quality, uniqueness, visitor appeal, natural value, higher profile location or the type or level of activity.
District	District open space has the capacity to attract or benefit people from more than one Planning Precinct. This could be due to various factors including larger size, higher quality, environmental value, visitor appeal or level of activity.
Neighbourhood	Neighbourhood open space could cater for people across a Planning Precinct or a number of suburbs. It could be smaller in size, lower profile or less developed compared to district or regional open spaces. Some neighbourhood open space could be higher level to provide a destination for neighbourhoods.
Local	Local open space will generally cater for a local area (one or two suburbs). The open space is likely to be small in size and/or lower profile, less developed and basic quality, but still appealing and safe.

The Open Space Type Categories allocated to open spaces in the Open Space Strategy are explained below.

Category	Definition
Community	The land supports community facilities such as community centre, indoor sport centre or scout hall. The main focus of the open space could be a landscape around a building.
Landscape Park	The primary focus of the land is landscape such as a treed area, urban forest or native bush, and development is generally minimal (e.g. seating, path, signs).
Linear Open Space	The land is part of a linear corridor or connection and a pathway does or can exist to support walking, bike riding and other activities.
Natural Area	The land is natural with native or indigenous vegetation and could be part of a natural watercourse or riparian corridor, natural coastal vegetation along the coast or a separate reserve.
Recreation Park	The main focus of the open space is on informal recreation, with play, other activity and picnic opportunities. A recreation park could also provide opportunities for events and gatherings.
Sportsground	A sportsground refers to land that is developed to support sporting activities and could include ovals, fields, outdoor courts and other defined sporting areas.
Streetscape	A streetscape relates to the trees, pathways and verges within a street that support movement around a neighbourhood.
Waterfront	Waterfront open space refers to developed land located directly along the coast and connected to the beaches, as well as land located on the lakefront of West Lakes.

Open Space in the Planning Precincts

The provision of open space in each Planning Precinct is summarised in the chart below and further details are included in the Background Report.

Planning Precinct	Open Space Provision *	Open Space Types	Hierarchy Focus
Precinct A	46.34 ha (3.3ha/1,000)	A mix of recreation parks, landscape parks, linear open space and fair amount of streetscapes	Quite a lot of local and neighbourhood open space, but also some district level
Precinct B	49.04ha (3.59ha/1,000)	A number of sportsgrounds and recreation parks as well as some linear open space and a fair amount of streetscapes	A mix of district, neighbourhood and local open spaces
Precinct C	63.89ha (4.62ha/1,000)	Considerable linear open space as well as a number of recreation parks and landscape parks, two sportsgrounds and some streetscapes	Regional open space through the RTLP, otherwise mainly neighbourhood level and some district and local
Precinct D	54.59ha (1.67ha/1,000)	A number of sportsgrounds and recreation parks, as well as landscape parks and streetscapes	A lot of local open space, and some neighbourhood, district and regional open spaces
Precinct E	220.61ha (7.21ha/1000)	Considerable waterfront open space and natural areas, as well as a number of recreation parks, landscape parks, sportsgrounds and streetscapes	A lot of regional and district open space due to the coastline and West Lakes, as well as a number of neighbourhood and local open spaces
TOTAL	434.47ha (4.14ha/1,000)	A diversity of open space types is provided across the City	Higher level open space generally links to the coastline, RTLP and West Lakes, as well as sportsgrounds and larger parks

*The hectares per 1,000 people figures are based on current open space provision including streetscapes and 2011 population figures.

It is important to note that whilst Precinct E has a high provision of open space with 220.61ha (7.21ha/1000), the regional and district nature of a large proportion of this open space means that it will benefit the wider area, and particularly the adjoining Precincts C and D.

A detailed breakdown of the amounts of open space for each type of open space and hierarchy level is provided in the Background Report.

Precinct Character Considerations

Whilst the Open Space Strategy 2025 aims to achieve equity, there are differences between the Planning Precincts that will justify a different focus. For example:

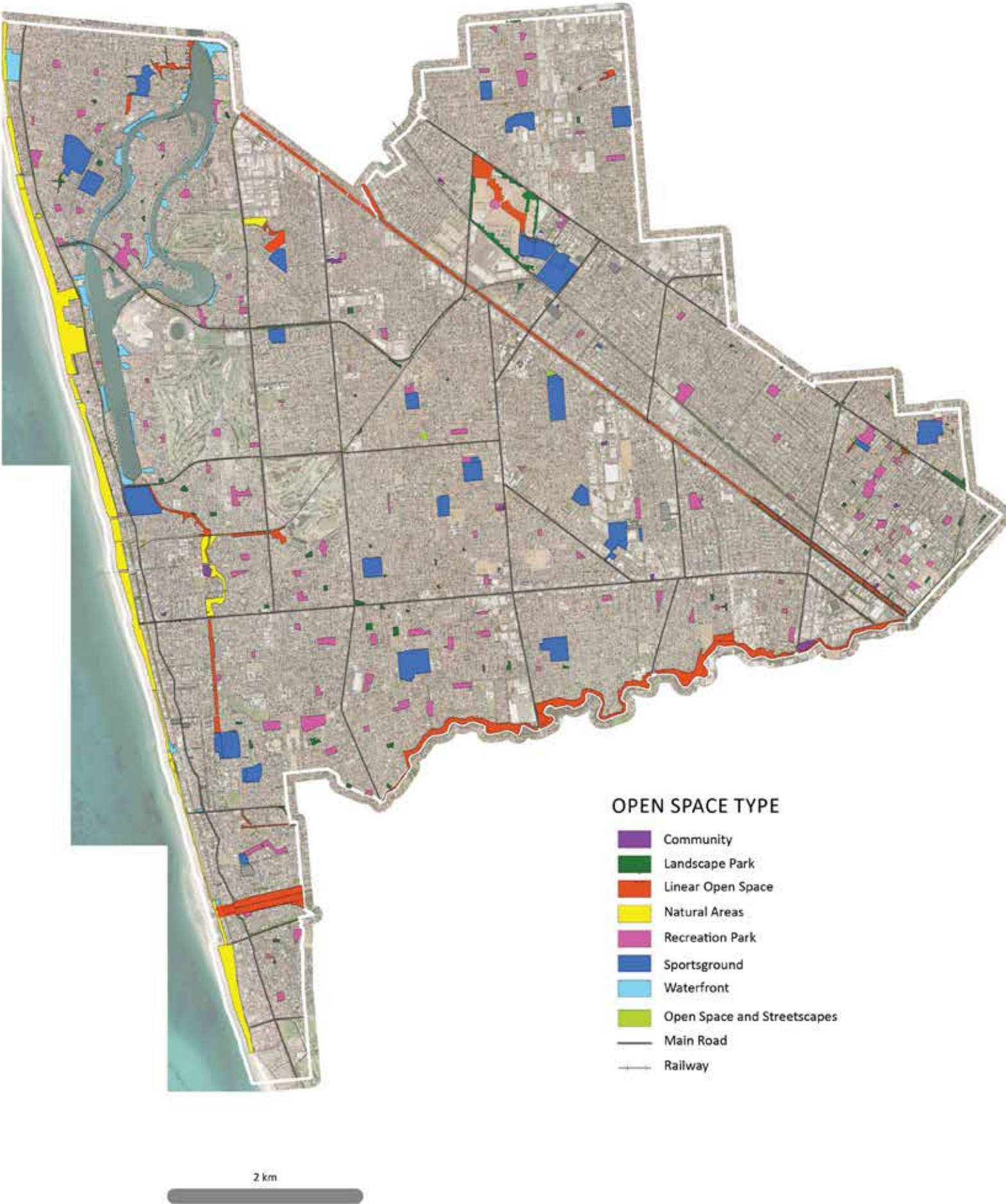
- Precinct A will have higher densities than the other Precincts and as such parks and reserves in this area could justify being a higher standard and the inner city character of the area could require a greater focus on creating open space connections and place making.
- Precinct B incorporates new open spaces linked to urban development around St Clair as well as some lower income areas that justify a good provision of well-developed and maintained open spaces.
- Precinct C incorporates the River Torrens Linear Park (RTLP) which has State value and justifies enhancements and initiatives relating to biodiversity. The potential for biodiversity corridors and connections beyond the RTLP could also be considered.
- Precinct D has considerably less open space than the other Precincts with only 1.67 hectares per 1,000 people in 2011 (including streetscapes). As such, opportunities for increasing the quality, function, usability and provision of open space should be considered, particularly in suburbs that have a low provision.
- Precinct E incorporates open space that has ‘high destination value’ due to its link to the coastline and West Lakes. As this open space is likely to benefit people from across and beyond the City, a greater focus on maintaining and enhancing open space in Precinct E is therefore likely to be justified.

Demand and Supply Analysis Findings

The key findings of the demand and supply analysis are summarised below and further findings are detailed in the Background Report. These and other findings are also summarised in the Theme Directions Section.

Topic	Demand Findings *	Supply Findings
Open Space Provision	The City of Charles Sturt will require a good provision of open space with capacity to cater for a future population of around 126,000 (in 2026).	Planning Precinct D is lacking open space with only 1.67 ha per 1,000 in 2011 and provision in Precinct A is also a little low. It will be important to address these gaps and provide quality open space in areas that have less provision. Whilst Planning Precincts C and E have a good provision of open space, this is due to the precincts including open space that has wider regional value (coast, West Lakes, RTLP).
Open Space Type	The population character is diverse and as such a range of open space types and facilities will be required to cater for different age groups, e.g. sportsgrounds for children and young people, linear parks and walking tracks for all age groups, parks for families and other age groups.	The City of Charles Sturt has diverse types of open space including waterfront reserves (foreshore, Lakefront), recreation parks, sportsgrounds, linear parks and natural areas as shown in Map 3. Whilst the hectare area of each type of open space is not high, the overall provision of sport, recreation and less developed open space is relatively balanced.
Open Space Destinations	<p>Recreation trends indicate an increasing demand for ‘destination’ open space where people will travel to larger parks and reserves for longer visits to experience unique settings and to use higher level facilities and playspaces.</p> <p>The community survey for the Open Space Strategy reinforces this where foreshore parks, larger parks, linear parks and natural areas are particularly important to the City of Charles Sturt community.</p>	<p>The City of Charles Sturt is fortunate to have a number of open spaces and features that lend themselves to being a destination, including the coastline, larger reserves along the Lakefront, the River Torrens Linear Park (RTLP) and a number of larger recreation parks. Whilst many of these open spaces are already destinations that have been developed to a high standard, there is potential to enhance others to strengthen their ‘destination value’.</p> <p>Planning Precinct D and parts of Planning Precinct A are lacking destinations and opportunities for creating higher level parks and reserves in these areas should be considered.</p>

* Further details are outlined in the Background Report



Map 3: City of Charles Sturt open space type

Demand and Supply Analysis Findings

Topic	Demand Findings *	Supply Findings
Catering for Families	<p>Planning Precincts A, B and D have larger proportions of children and families and justify open space with a family and play focus. Also, whilst Planning Precincts C and E may have lower proportions of children, families are still important in these areas and both Precincts include open spaces with a City wide and visitor focus (e.g. along the coast, West Lakes, RTLP). This suggests that all Precincts within the City will justify parks and open spaces that cater for diverse age groups including families and children.</p> <p>The community survey for the Open Space Strategy confirms there is strong demand for quality recreation parks, playspaces and recreation activity opportunities.</p>	<p>The City of Charles Sturt has 114 recreation parks, 66 waterfront parks or reserves and the River Torrens Linear Park which has a recreation focus. Many of these parks and reserves provide a focus for family activity while also catering for other age groups and interests. Sportsgrounds also provide a focus for recreation and family activity.</p> <p>Within open spaces there are a number of facilities that support family activity including playgrounds, outdoor courts, exercise equipment, skate parks, BMX facilities, dog parks, picnic settings and other infrastructure. The greater need is likely to be for some additional higher level parks and playspaces as well as the ongoing maintenance and upgrade of the many existing facilities that cater for families.</p>
Organised Sport	<p>The Western Adelaide Sporting Facility and Demand Study has based its demand analysis on Parks and Leisure Australia benchmarks, as well as giving consideration to the character of council areas. The analysis suggests the greatest demand in the City of Charles Sturt is for additional indoor courts including for netball. The study considers the provision of playing fields to be adequate. It has not been appropriate to undertake a further analysis of sports demand in the Open Space Strategy study.</p>	<p>The City of Charles Sturt has a total of 28 sportsgrounds and 69 other sporting facilities (i.e. community courts, cricket practice nets and half courts). The Western Adelaide Sporting Facility and Demand Study suggests this provision is adequate, taking school and church facilities into consideration. The study states that the greater focus for the region should be on enhancing existing facilities and utilising school and church facilities.</p> <p>Whilst Council has undertaken upgrades to a number of sports facilities over recent years there is potential to continue to upgrade club facilities and other infrastructure.</p>
Aquatic Facilities	<p>The coastal nature of the City and the existence of West Lakes creates strong demand for both organised and informal aquatic activities and related facilities including for canoeing, kayaking, rowing, dragon boat racing and triathlons.</p>	<p>Oarsman Reserve and Aquatic Reserve in West Lakes provide important facilities that support rowing and canoeing as well as other activities. Occasional Dragon Boat racing events are held at Scullers Reserve where there are no amenities and this gap has been raised by club members through the consultations.</p>

* Further details are outlined in the Background Report

Demand and Supply Analysis Findings

Topic	Demand Findings *	Supply Findings
Linear Open Space	<p>The community survey for the Open Space Strategy highlights strong demand for linear open space and associated trails and pathways that support walking and bike riding. This is reinforced by ABS participation data where these are high participation activities within communities across Australia.</p>	<p>Coast Park and the River Torrens Linear Park are important State level resources that support walking and bike riding. The continued development and improvement of these linear parks should be a priority. Other linear connections exist such as the Grange Lakes shared-use path and the Port Road median.</p>
Biodiversity and Nature	<p>The community survey for the Open Space Strategy indicates strong community interest in tree planting and landscapes, nature play and streetscapes. The community has also expressed a concern that there is a lack of natural areas in the City.</p>	<p>Natural areas in the City of Charles Sturt are limited with the main natural areas being sections of the coast and parts of the RTLP. Ideally biodiversity and natural areas across the City would be strengthened.</p>
Streetscapes and Landscapes	<p>Streetscapes and landscapes are important to the community as identified in the community survey for the Open Space Strategy.</p>	<p>A number of open spaces have existing or potential landscape value. However, there is potential to strengthen tree planting and landscapes across the various types of open space including through streetscapes.</p>
Water Management	<p>Community concerns have been raised regarding the turning off of irrigation at some reserves resulting in these reserves being less usable and landscapes being affected.</p>	<p>Irrigation systems have been turned off at approximately 80 reserves and the quality and integrity of these reserves has been affected.</p> <p>Natural settings have been created through stormwater management development such as the Grange Lakes and Cooke Reserve initiatives. In addition, there is potential to utilise recycled water to irrigate reserves as part of Waterproofing the West.</p>
Place Making	<p>Place making initiatives undertaken by Council to date have been met with a positive community response through increased usage and expressed appreciation.</p>	<p>Council has placed a strong focus on place making and public art in key parks and reserves and this is likely to continue as a Council priority.</p>
Open Space Management	<p>With the exception of public toilets, there is general community satisfaction with the quality of open space in the City of Charles Sturt.</p>	<p>There could be a need for additional resources to respond to an increase in open space due to urban development and the implications of maintaining higher level open space (e.g. the Destinations suggested in the Open Space Strategy).</p>

* Further details are outlined in the Background Report

the strategy framework

open space vision, principles and themes



4.1 The Vision for 2025

The Open Space Vision for the City of Charles Sturt through to 2025 is:

Enhancing quality of life through open space

This is a deliberately simple and broad vision that recognises the importance of open space in contributing to the quality of life of residents, workers and visitors within the City of Charles Sturt. Enhancing and strengthening the quality, function and amenity of open space over the next 10 years will aim to have the ‘flow on’ effect of enhancing the character of the City and the diversity of activity opportunities, which will subsequently benefit people’s quality of life and wellbeing.



4.2 Open Space Principles

Ten Open Space Principles that contribute to achieving the Open Space Vision and provide a framework for the Strategy are outlined below.

1. There should be an equitable spread of different types of open space across the City so that all residents have good access to appealing parks and reserves and diverse activity opportunities.

2. The quality, function, design and amenity of open space should continue to be enhanced to benefit users and communities, including by adopting good practice planning principles relating to disability access, CPTED (Crime Prevention Through Environmental Design), ‘Healthy by Design’, ‘walkability’ and ‘community connectedness’.

3. The City should continue to support diverse activity opportunities including through quality sport and aquatic open spaces and some higher level recreation destinations and Sports Hubs.

4. Open space connections across and beyond the City of Charles Sturt should continue to be strengthened to increase the ‘walkability’ of the City, including Coast Park, the River Torrens Linear Park and around West Lakes.

5. Biodiversity and the natural values of open space should be protected, enhanced and increased to enable people to experience natural settings, provide habitat for wildlife and contribute to achieving sustainability.

6. Landscapes and streetscapes have the potential to enhance the character and appeal of areas and should continue to be established and maintained appropriately.
7. There should be an ongoing commitment to managed and responsible water usage and climate change adaptation through innovative and sustainable projects, including as part of regional schemes.

8. Place making and place activation should be a focus to contribute to creating unique meaningful and activated open spaces. Place making can be achieved through innovative design linked to programs and initiatives that draw people to a place. The emphasis should be on creating defined ‘places’ that people will use and this will be particularly appropriate in higher level open spaces and public realm.

9. Good management practices should be adopted and reinforced including through a hierarchy approach to developing and maintaining open spaces and related assets.

10. Appropriate resources will need to be obtained and allocated to the ongoing planning, management and development of open spaces, with the ultimate aim being to enhance the character and liveability of the City of Charles Sturt.
- In addition, there should be an ongoing commitment to involving and engaging with communities to ensure planning for and enhancing open space is consistent with the needs and aspirations of the community. This ‘commitment’ is integral to all of the above principles and any recommendations in the Open Space Strategy 2025.

4.3 Strategy Themes

For the purpose of the Open Space Strategy the term Theme refers to the ‘Topics of Importance’ that should be addressed.

The key Themes for the Open Space Strategy 2025 are outlined below. The Themes relate directly to the Open Space Principles, with the exception of principle 10 which is addressed under Implementation.

- Theme 1: Open Space Provision
- Theme 2: Recreation Destinations
- Theme 3: Sport and Aquatic Facilities
- Theme 4: Open Space Connections
- Theme 5: Biodiversity and Nature
- Theme 6: Landscape Design and Innovation
- Theme 7: Water Management and Climate Adaption
- Theme 8: Place Making and Place Activation
- Theme 9: Open Space Management

The Themes group together various topics and provide a structure for addressing the topics.

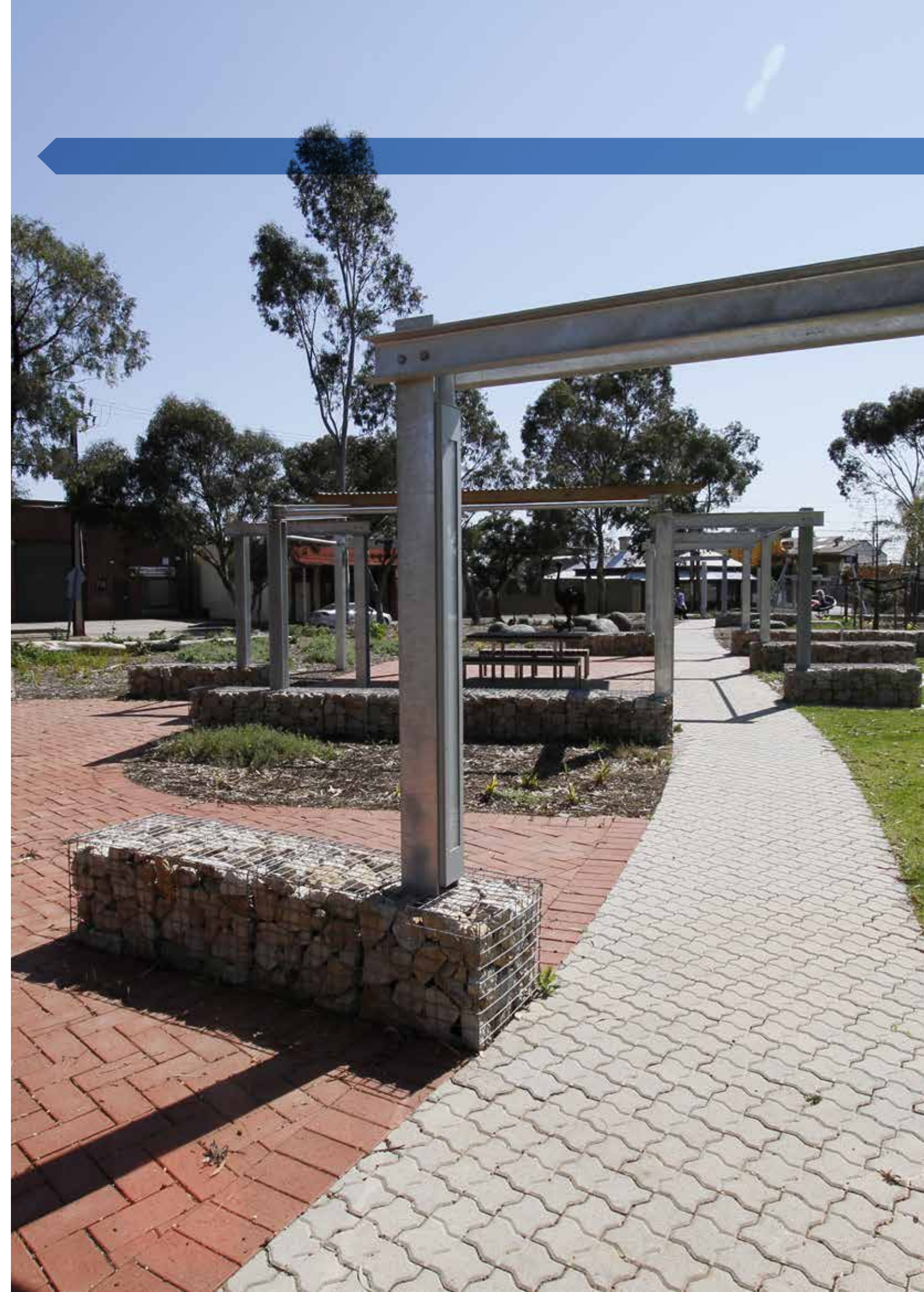
the theme directions

‘topics of importance’ that are addressed through the open space strategy



This section outlines directions for each Theme (Topic of Importance) through an overriding objective and strategic directions. A summary of key findings and considerations is also provided as background information for each Theme.

Maps are provided to present the recommendations and suggested priority levels are allocated to each strategic direction.



theme 1 | open space provision



Key Findings and Considerations

- The provision of open space in the City of Charles Sturt is adequate but not high, with a future provision of 3.06 hectares per 1,000 people for a projected 2026 population of 125,889. This compares to industry benchmarks ranging between 2.83 ha and 5 ha per 1,000 people. However, some areas are lacking open space as shown on Map 4. Planning Precinct D (the central part of the City) has a particularly low provision of open space with only 1.67 hectares per 1,000 people as at 2011 (including streetscapes).
- Where suburbs are lacking larger parks and usable open spaces, this impacts on the amenity of the area and the opportunity for recreation activity at the neighbourhood level. This is a particular issue in areas that have a family or younger adult focus where there tends to be a higher demand for active spaces.
- There could be opportunities to address some gaps in provision through new developments (e.g. in Seaton North and Woodville West) as well as through access to school ovals and play areas. Good practice is to provide around 3 hectares per 1,000 people of usable open space, as well as good sized parks and reserves (0.2 hectares or larger).
- Some future urban developments in the City of Charles Sturt such as the AAMI Stadium site could incorporate higher density housing and it will be important to ensure that open spaces within these developments are appropriately located and designed (in accordance with the Best Practice Open Space Provision in Higher Density Developments Guideline, 2012).

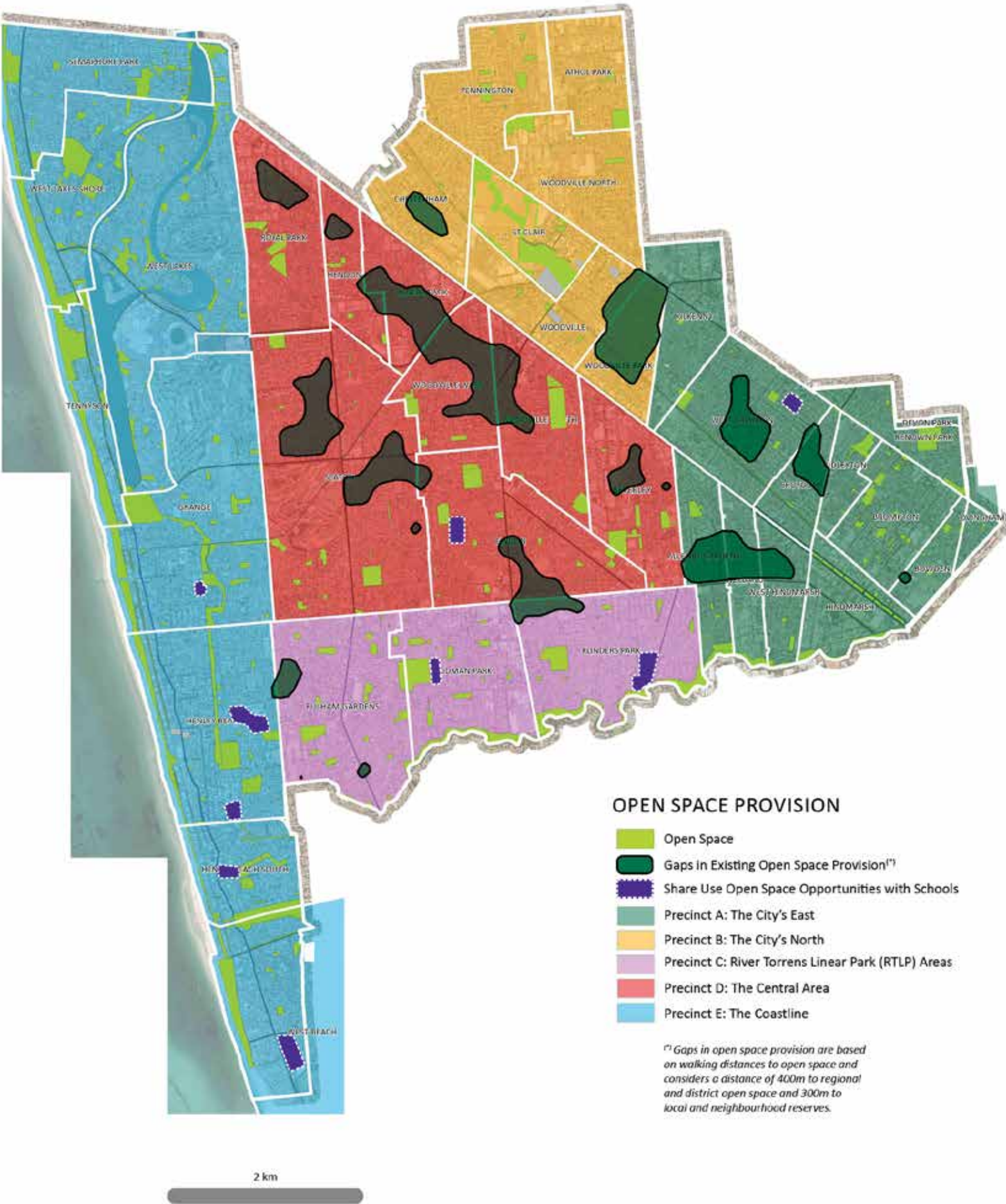
Open Space Provision Objective

The Objective	The Rationale
Improve the provision of open space in areas that are lacking usable parks and reserves and ensure a good provision of open space as part of proposed and future urban renewal. This includes aiming to achieve around 3 hectares per 1,000 people with parks and reserves being at least 0.2 hectares in size.	Open space contributes to quality of life and community wellbeing, and all neighbourhoods should have good access to parks and reserves where possible. There is potential for urban renewal to focus on good open space provision.



Strategic Directions

Topic/Focus	Strategic Directions	Priority
Urban Development Opportunities	Seek the provision of good sized parks (0.2 hectares or larger) and usable open spaces and connections in future urban developments, particularly where areas are lacking open space or higher residential densities are proposed. Principles are provided in the Open Space Guidelines in Appendix A to assist with planning and negotiations. Urban renewal in the Seaton North and Woodville West areas and higher density developments such as the AAMI Stadium site should be a particular priority.	High
Shared-Use of Schools	Seek the community use of schools for recreation and sporting activities, particularly in areas that are lacking open space. A mutually beneficial agreement that considers open space management will be required (also refer Sports and Aquatic Facilities).	High
Existing Open Space Improvements	Enhance the quality, function and hierarchy of existing parks and reserves in areas that are lacking open space where appropriate. Parks larger than 0.2 hectares should be the main focus although some smaller parks could justify improvement to increase function and facilities. Areas where there could be such opportunities are highlighted in Map 1. Particular potential parks and reserves are identified in the Planning Precinct Directions.	Medium
Land Acquisition	Consider the options for land acquisition in areas that significantly lack open space and there are no opportunities for improved or shared-use open space. This could involve land acquisition to increase the size and function of an existing open space parcel.	Medium



Map 4: Open Space Provision

theme 2 | recreation destinations



Key Findings and Considerations

- There is a general trend towards developing higher level parks that provide a destination for surrounding districts and regions. These parks are usually large spaces that are well designed and high quality with features and facilities that support large numbers of users. They are often ‘age friendly’ and cater for children and families as well as other age groups. Well-designed and innovative regional playspaces are often included in recreation destinations.
- The community survey and other consultations undertaken as part of the 2025 Open Space Strategy confirm there is strong demand for higher level recreation parks that cater for all age groups, regional playspaces and activity opportunities for children and young people, and opportunities for aquatic based activities (use of the Lake and beaches) in the City of Charles Sturt.
- The community consultations highlight there is also a need for good quality neighbourhood and local parks and playspaces that people can walk to with small children (in addition to the higher level destinations).
- The City of Charles Sturt has a number of large open spaces that lend themselves to being a recreation destination with higher level playspaces. Destination parks generally need to be ‘high profile’ in relation to their size, location, features and accessibility (by public and private transport), and they should have the potential for diverse activity opportunities. The City has coastal foreshores, key parks along the Lake (West Lakes) and a number of other larger parks spread across the City that have or could have destination value. The opportunity exists to maintain, enhance and create some destinations.

Recreation Destinations Objective

The Objective	The Rationale
Provide a number of recreation destinations across the City. These destinations will generally be higher level regional and district open spaces such as waterfront reserves, large recreation parks and the River Torrens Linear Park. However, some smaller parks could justify being a ‘destination’ at a neighbourhood level, depending of the urban context and community demand.	There is strong community demand for high quality and unique recreation parks and playspaces in the City of Charles Sturt, including waterfront parks with an aquatic focus. Larger and higher profile regional and district open spaces have the potential to accommodate such demands. It is not appropriate or feasible to develop all parks and reserves to a high level and therefore a targeted approach to providing ‘destinations’ is recommended.



Strategic Directions

Topic/Focus	Strategic Directions *	Priority
Coastal Destinations	Maintain and strengthen the destination value of the coastline with a focus on enhancing the quality, function and appeal of key sites along the coast. Particular priorities include: <ul style="list-style-type: none">- Continue to enhance and activate the Henley Precinct- Create a destination at Point Malcolm Reserve (with natural landscapes, recreation spaces and nature play opportunities following development of a master plan)- Maintain and enhance the quality and amenity of coastal nodes along Coast Park such as Cable Station, Mirani Court, Moredun Reserve, Foreshore Reserve and Harold and Cynthia Anderson Reserve (already upgraded)	High
Waterfront (Lake) Destinations	Maintain and strengthen the destination and aquatic value of key Waterfront reserves on the Lake with a focus on enhancing the recreation and landscape value of sites. Particular priorities include: <ul style="list-style-type: none">- The Inlet as a continued regional destination (already upgraded)- Aquatic Reserve (enhanced recreation features and the landscape)- Oarsman, Towpath and Tiranna reserves (retain and enhance their recreation and landscape value)	High
Recreation Destinations	Maintain and strengthen the destination value of other key recreation parks strategically located across the City. Particular priorities include: <ul style="list-style-type: none">- Collins Reserve (maintain existing recreation area and further enhance)- MJ McNerney Reserve (create activated park)- Key parks along the River Torrens Linear Park (Tedder Reserve, River Park)- Recreation and playspace settings within the St Clair Open Space (as planned)- A new district park in either Seaton North or Woodville West linked to future urban development	High
Destination Play Opportunities	Create some higher level innovative and challenging ‘destination playspaces’ linked to key destination reserves. The playspaces should aim to cater for a range of abilities and age groups and include nature play opportunities. Consideration should be given to related Council planning and policies including the Inner West Playspace Strategy. Potential opportunities are identified on Map 2.	High
Targeted Activity Destinations	Through the Recreation Destinations, consider opportunities for meeting particular needs such as youth oriented facilities, dog parks, exercise equipment, ball courts and other targeted infrastructure. This could include spaces for temporary ‘pop up’ youth and recreation activity opportunities.	High
Event Spaces	Maintain and enhance community event spaces. Event spaces should be connected to Recreation Destinations and significant public realms and potential opportunities are identified in Map 5.	Medium
Local Destinations	Maintain and create some higher quality neighbourhood parks to provide easily accessible local destinations. Place a particular focus on areas that are lacking open space or have fewer waterfront or recreation park destinations contained within the Planning Precinct area, e.g. Planning Precinct D and Planning Precinct B. Potential opportunities are considered in the Planning Precinct Directions.	Medium

* Map 5 presents key directions.



Map 5: Recreation Destinations

theme 3 | sport and aquatic facilities

Key Findings and Considerations

- Regional planning for sportsgrounds (for the western region) has found that additional sportsgrounds may not be required in the future and instead the focus should be placed on accessing school facilities and enhancing the quality and capacity of existing sportsgrounds.
- South Australia has adopted the model of establishing higher level Community and Sports Hubs that support higher level sporting competitions and events as well as community activity. This is encouraged by the Office for Recreation and Sport and reflected in funding allocations.
- Whilst improvements to City of Charles Sturt sportsgrounds have been undertaken in past years, there is potential to continue to improve sporting facilities and infrastructure over time.
- Sportsgrounds should be District level as a minimum due to the importance of sport in the City and due to the findings of the regional study. Some larger sportsgrounds justify being regional level.
- A number of higher profile aquatic facilities and activities are linked to West Lakes such as the Rowing and Canoe clubs and it will be important to continue to support these and other organised aquatic sports. The Lake is used for major aquatic events and it is a valuable resource for the State.
- The City of Charles Sturt is becoming more culturally diverse and a number of cultural groups (e.g. African, Indian) are keen to play regular sport on a casual basis with friends and family. Areas where casual sport can be easily played without impacting on organised sport would ideally be provided and promoted.

Sport and Aquatic Facilities Objective

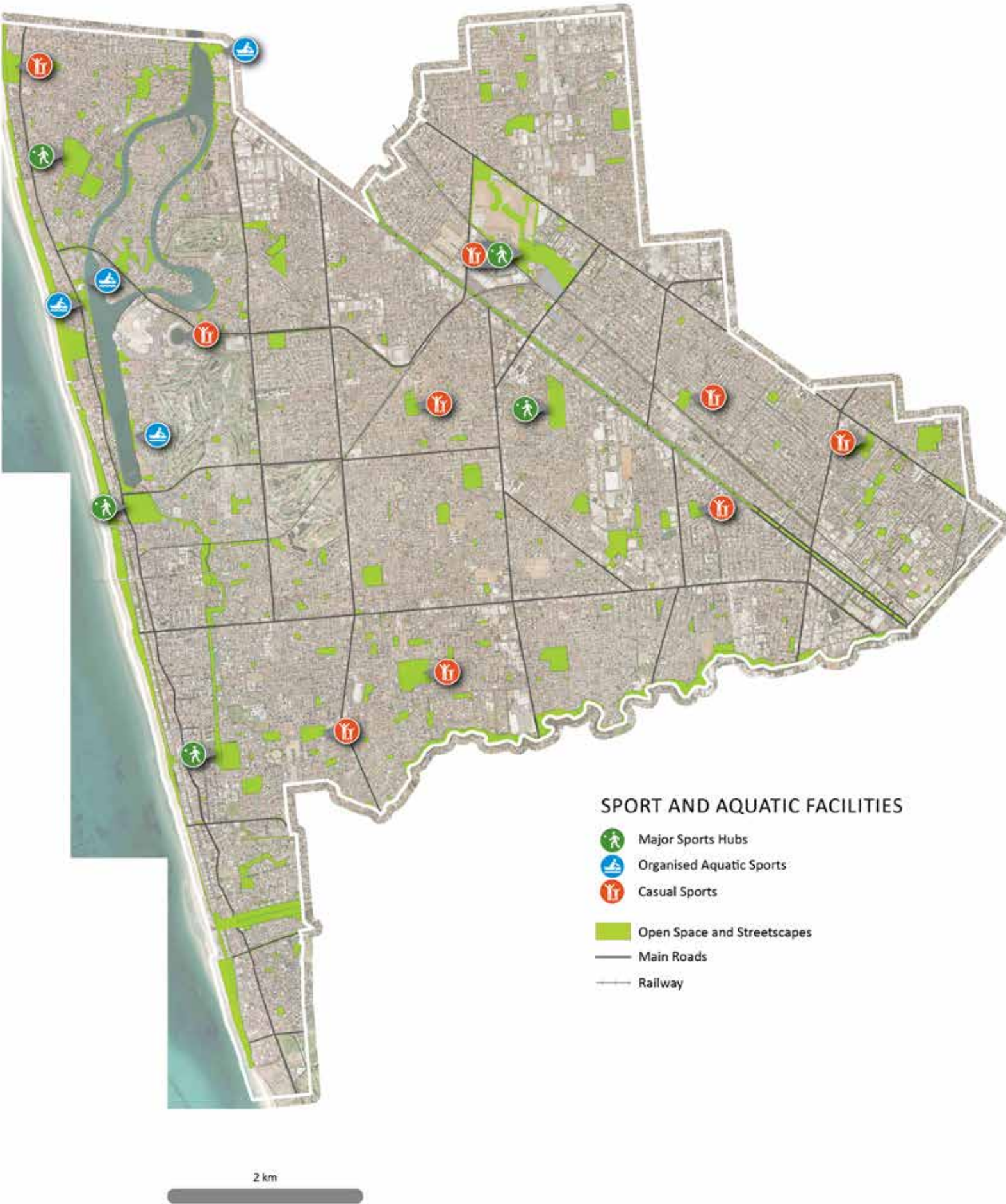
The Objective	The Rationale
Continue to provide and improve sport and aquatic facilities to cater for organised competitions and events. This will require accessing and potentially investing in school facilities and establishing partnerships with clubs and schools to achieve quality sportsgrounds and Sports Hubs.	Sport is a priority for the City of Charles Sturt and the projected population growth will require playing surfaces and facilities with high usage capacity and access to school ovals (which may require lighting, amenities and assistance with ongoing maintenance). West Lakes caters for a diversity of water based sports and infrastructure is required to support various groups. Due to the range of facilities that will require development and ongoing improvement, partnerships with users and schools will be essential.



Strategic Directions

Topic	Strategic Directions *	Priority
Major Sports Hubs	Continue to improve the quality and function of the following existing and potential Regional Sports Hubs: <ul style="list-style-type: none">- Woodville Oval- Henley and Grange Memorial Oval- Grange Recreation Reserve- Jubilee Reserve (the whole complex)- St Clair Sport and Recreation Complex	High
Sportsground Upgrade	Maintain and where required undertake improvements to other sportsgrounds in accordance with their allocated hierarchy level. This includes considering opportunities to improve the quality and capacity of playing fields and facilities to support future population growth demands. Specific opportunities are considered in the Planning Precinct Directions.	High
School Partnerships	Establish partnerships with schools regarding the future use of school ovals and fields for community sport. Larger schools that have accessible amenities and are supportive of community use should be approached in the first instance along with schools located in areas that are lacking open space. Council should be a leader in establishing and formalising partnerships with schools and consideration should be given to contributing to infrastructure and maintenance as part of negotiations.	High
Organised Aquatic Sports	Maintain and enhance reserves and facilities that support organised aquatic sports and activities. This includes: <ul style="list-style-type: none">- Maintain the Rowing Club and Aquatic Reserve facilities and infrastructure (through partnerships with the sports)- Consider basic amenities to support other organised use of the Lake at key reserves, e.g. Scullers Reserve (whilst maintaining Oarsman Reserve and Aquatic Reserve as the main club based facilities)	Medium
Casual Sports	Maintain and establish a number of large grassed areas that are available for casual sports use across the City. Existing and potential opportunities include: <ul style="list-style-type: none">- Sunningdale Reserve- St Clair Oval- Point Malcolm- Allenby Gardens- Albert Greenshields Reserve- Future AAMI Stadium open space	Medium

* Map 6 presents key directions.



Map 6: Sport and Aquatic Facilities

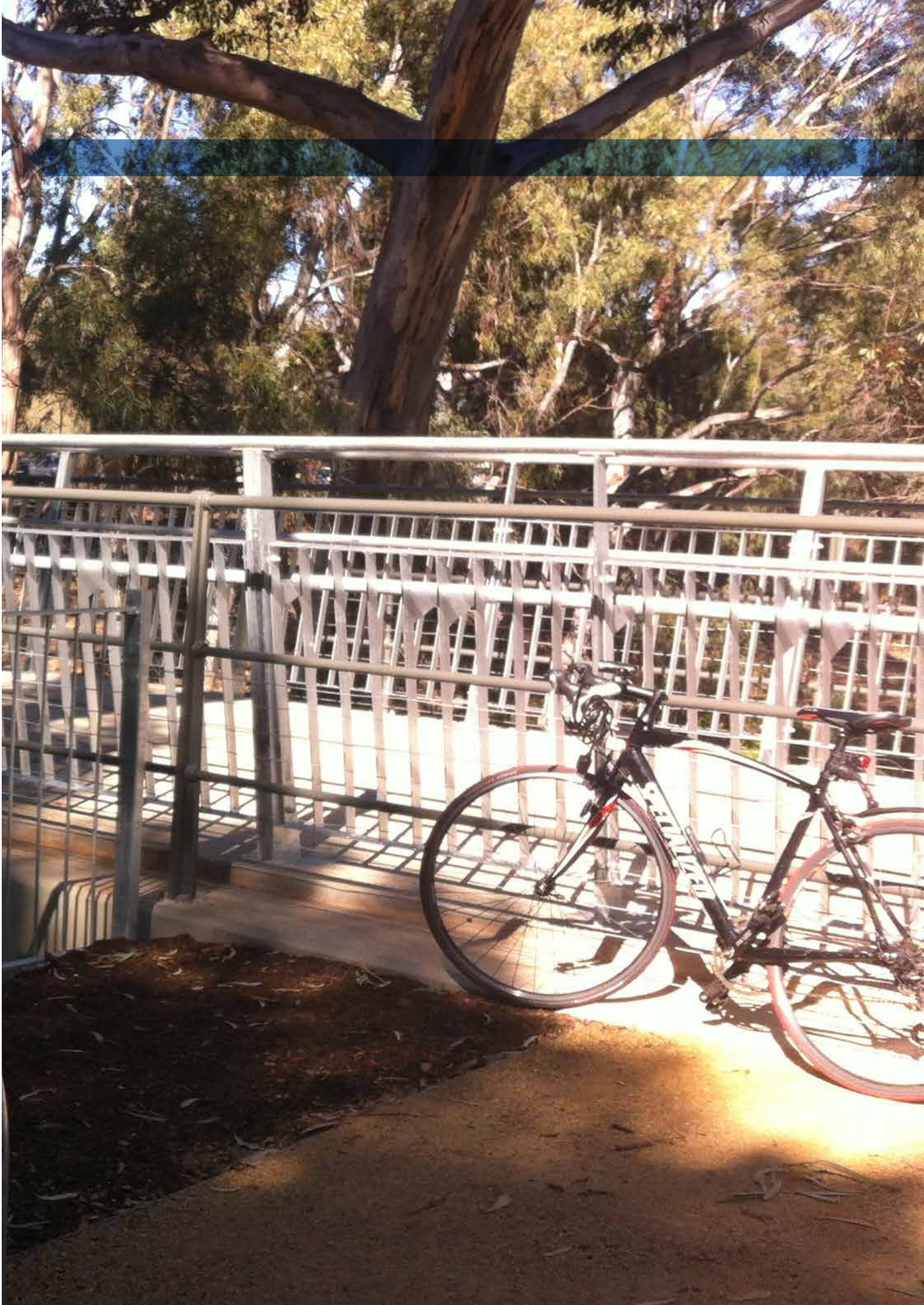
theme 4 | open space connections

Key Findings and Considerations

- The River Torrens Linear Park and Coast Park represent State significant links that provide important linear connections through pathway networks and justify higher levels of development and maintenance.
- Whilst resources are continually allocated to path networks and linear open spaces by Council, ongoing improvements are required to maintain and strengthen the ‘walkability’ of the City.
- A focus on developing and connecting cycle paths and routes is required, including by strengthening existing networks. This will contribute to sustainable transport systems for local communities as well as increased access to open space.
- Pedestrian access along the lakefront (West Lakes) is constrained by land ownership and existing access rights. Ideally there would be continued or at least easier pedestrian access around the Lake and the feasibility of a continuous walking trail around and near the Lake should be explored.
- Linear open space connections are lacking in Planning Precinct D and most of Planning Precinct A and investigation should be undertaken to explore opportunities for connections in these Precincts. By contrast, Planning Precinct C and Planning Precinct E have excellent connection opportunities and these should be retained and strengthened.

Open Space Connections Objective

The Objective	The Rationale
Strengthen the ‘walkability’ of the City of Charles Sturt through good open space connections within and beyond the City. This will require a commitment to maintaining and enhancing trails and pathway networks, recreation nodes and landscapes and streetscapes.	The City of Charles Sturt incorporates excellent linear open spaces and connectivity opportunities and these justify ongoing improvement. Strengthening the ‘walkability’ and ‘accessibility’ of the City of Charles Sturt will contribute to the ongoing health and wellbeing of communities and increase the use and value of open space.



Strategic Directions

Topic	Strategic Directions *	Priority
Pathways and Trails	Undertake a continual program of pathway and trail maintenance and upgrade within and through open spaces to support walking and bike riding. This includes implementing Council’s Cycling and Walking Strategy priorities relating to open space and considering opportunities for: <ul style="list-style-type: none">- Pathway upgrade- Lighting- Seating and shelters	High
RTLP Enhancements	As part of State Government master planning for the River Torrens Linear Park (RTLP) consider opportunities to strengthen the Park’s value as a significant linear connection, recreation destination and natural watercourse. This could require: <ul style="list-style-type: none">- Ongoing upgrades to the pathway along the RTLP and stronger pathway connections to connecting open spaces and streetscapes- Enhancements to recreation nodes and event spaces along the RTLP including Tedder Reserve and River Park- Environmental projects that strengthen the landscape and biodiversity value of the natural vegetation along the river	High
Coast Park	Continue to support the State Government in the development of Coast Park and seek to complete all sections within the City of Charles Sturt area.	High
West Lakes ‘Walkability’	Continue to investigate opportunities to strengthen the walkability and accessibility of West Lakes through continuous pathway connections around and near the Lake.	Medium
Greenway Opportunities	Continue to support the State Government in the development of quality pathway and streetscape connections along the proposed Outer Harbour Greenway, with a particular focus on the inner city areas and improving linear connections for people living in Planning Precincts A, B and D.	Medium
Port Road Open Space	Investigate the potential role of the Port Road as a walking and cycle corridor and for recreation use, and consider opportunities for enhancing the landscape, function and amenity value of the open space. This includes considering the feasibility of creating pathway linkages and activity nodes along the Port Road open space, particularly around areas that are lacking open space.	Medium
Secondary Connections	Maintain and strengthen secondary linear connections across the city, including: <ul style="list-style-type: none">- The Grange Lakes shared-use path- Through the St Clair redevelopment and open space (east west Planning Precinct Link)- Smaller connections such as AD Whitford Reserve- Links to the RTLP, Lake and coastline	Medium



Map 7: Open Space Connections

Strategic Directions

Topic	Strategic Directions *	Priority
Streetscapes	Enhance streetscape connections through pathways and landscaping, with a particular focus on providing appealing streetscapes around destinations and sportsgrounds and through main roads such as Magarey Grove and Trimmer Parade.	Medium
Broader Connections	Maintain and strengthen links to adjoining Council areas through pathway networks, safe road crossings and way finding, particularly to access adjoining open spaces. Consider the following: <ul style="list-style-type: none">- Adelaide Park Lands via Bowden Development- Adam Street Bridge and connection to West Torrens- Streetscape connection to Eric Sutton Reserve, EP Nazer Reserve and Company Square (Port Adelaide Enfield)- Connections to Adelaide Shores	Medium

* Map 7 presents key directions.



theme 5 | biodiversity and nature

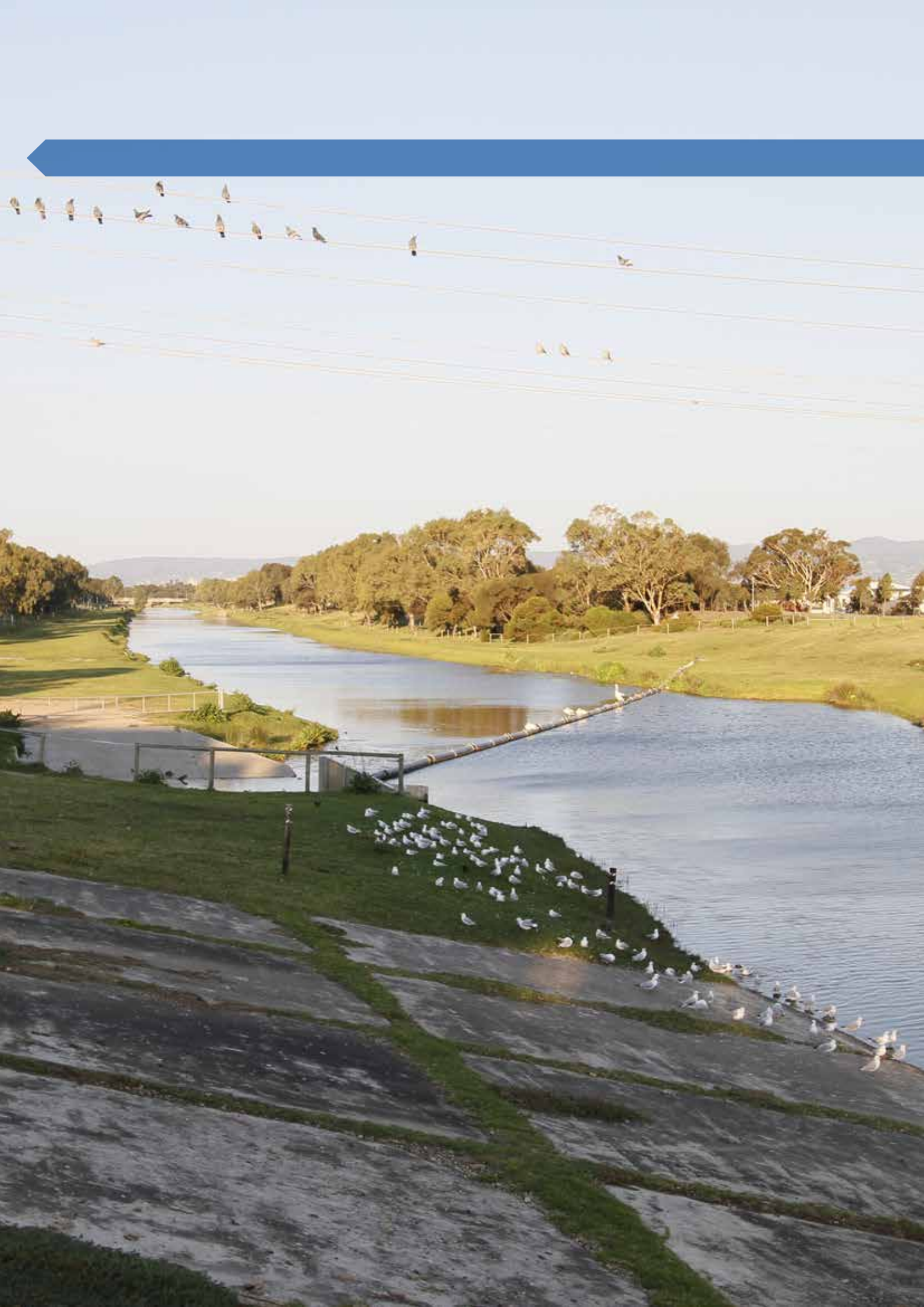


Key Findings and Considerations

- The City of Charles Sturt does not have a large amount of ‘natural area’ and ideally biodiversity within the existing natural areas and other locations would be strengthened, including along the coastline and the River Torrens Linear Park as well as through other biodiversity corridors and in smaller reserves.
- Tennyson Dune Reserve has significant remnant vegetation and biodiversity value and should be protected and managed in accordance with the existing Vegetation Management Plan and related recommendations.
- There is potential to strengthen the biodiversity value of the River Torrens Linear Park including around the outlet (Breakout Reserve). The Urban River Torrens Recovery Project currently involves the coordination of biodiversity and water quality projects and the future development of a master plan where biodiversity will be a key focus. In addition, a Concept Plan has been developed for stage 3 of Breakout Creek.
- Natural settings have been created through stormwater management projects at Cooke Reserve and Grange Lakes. These reserves provide an opportunity for people to experience nature and wildlife in an urban environment. The Open Space Strategy consultations and observations highlight that created natural areas and areas of greater biodiversity are appreciated by the community.
- Whilst the City of Charles Sturt is committed to protecting and enhancing biodiversity and ecological systems, specific directions, concepts and action plans are now required to achieve these outcomes.

Biodiversity and Nature Objective

The Objective	The Rationale
Strengthen biodiversity, ecosystems and natural settings across the City of Charles Sturt, including along the coastline, River Torrens Linear Park, other biodiversity corridor opportunities and ‘standalone’ reserves. This will require a coordinated and planned approach to protecting, managing and enhancing natural areas.	The City of Charles Sturt is lacking significant areas of natural and biodiversity focused open space and therefore those areas that do exist should be protected and strengthened and other natural settings should be created where feasible. Detailed directions for biodiversity are required through targeted planning to achieve this.



Strategic Directions

Topic	Strategic Directions *	Priority
Planning for Biodiversity	Review existing Revegetation Plans and develop Biodiversity Action Plans that outline specific projects, plant species and biodiversity initiatives. Plans should be developed for higher level biodiversity sites including the coastline and the River Torrens Linear Park (drawing on previous and current master planning).	High
Tennyson Dunes Management	Advocate for the state government to manage the Tennyson Dunes in line with the recently prepared Biodiversity Management Plan.	High
Other Coastal Vegetation	Continue to protect and revegetate other coastal vegetation in accordance with existing planning and management approaches. Particular priority should be given to the following coastal vegetation sections: <ul style="list-style-type: none">- North of Jetty Street Grange to Alice Street Tennyson- Bournemouth Street to Nambucca Avenue Tennyson (includes Tennyson Dune Reserve)- Sands Way to Bower Road Semaphore Park (with links to Point Malcolm Reserve)- The coastal vegetation to the north and south of the River Torrens outlet (from Renwick Street to Lexington Road)	High
Biodiversity Creation	Consider the opportunities to reinforce the corridor approach to biodiversity and reserves (including parts of reserves) giving particular consideration to: <ul style="list-style-type: none">- Coast Park and other linear open spaces such as AD Whitford Reserve and the Grange Lakes shared-use path- Larger parks in areas where there is a higher provision of open space or there is space for a biodiversity focus such as Valletta Reserve, Sunningdale Reserve, Greenshields Reserve, within the St Clair open space (the specific sites would need to be assessed and identified)- Landscape Parks (refer Landscape Design and Innovation) Biodiversity Action Plans should be developed for these and other identified sites to guide biodiversity creation.	Medium
RTLTP Natural Values	As part of the Urban River Torrens Recovery Program, strengthen the biodiversity and natural value of the River Torrens Linear Park including through river stabilisation and increased species diversity. Whilst the opportunities will be identified through the development of a master plan that is being coordinated by the State Government, consideration could be given to: <ul style="list-style-type: none">- The area east of Findon Road, Flinders Park- The area at the end of Gaskin Road, Flinders Park- The area around Mountbatten Terrace east of Holbrooks Road, Flinders Park- The area along River Street and Adam Street (Murray Street to Holland Street), Hindmarsh- The area around the River Torrens outlet known as Breakout Reserve, in accordance with existing concept planning for Stage 3 of Breakout Creek	Medium



Map 8: Biodiversity and Nature

Strategic Directions

Topic	Strategic Directions *	Priority
Biodiversity Corridors and Bridges	Develop connected landscape corridors that provide opportunities for animal and insect movement, particularly in relation to bird species. This includes: <ul style="list-style-type: none">- Investigating the potential to develop biodiversity bridges that connect isolated biodiversity areas, giving particular consideration to:<ul style="list-style-type: none">o Rail corridors and greenwayso West Lakes (aquatic corridor)o Grange Lakeso Roads connected to biodiversity corridors- Retaining and creating habitat within corridors and connected open spaces.- Encouraging the community to provide similar levels of biodiversity in private open spaces.	Medium
Plant Species	Develop a guide for planting species within biodiversity sites to reflect climatic and soil conditions as well as site character and to assist in the management of pest species.	Medium
Biodiversity Related Planning	Implement directions and actions included in Council’s Living Green to 2020 (Draft) strategy and other relevant documents that relate to green infrastructure and biodiversity.	High

* Map 8 presents the key directions



theme 6 | landscape design and innovation



Key Findings and Considerations

- Well planned and innovative landscape design has the potential to enhance the quality, amenity, usability and value of open space, streetscapes and suburbs.
- The diversity of open space types and micro-climatic conditions in the City of Charles Sturt enables the creation of diverse landscape settings, which in turn enhances the character and uniqueness of neighbourhoods.
- Community expectations regarding the quality and function of landscape design has increased, partly due to a community appreciation of landscape improvements that have occurred over recent years across the City.
- The City of Charles Sturt has a large number of local parks and in some areas, such as around Fulham Gardens and Kidman Park, there is a high supply. Opportunities for diversifying the character of open space within the City and reducing reserve maintenance through a greater focus on sustainable landscape could be considered. This would provide opportunities for increased biodiversity, stormwater collection and Urban Heat Island Effect (UHIE) mitigation.
- In order to manage maintenance costs, landscape design has tended to be ‘maintenance driven’ in the past and this has resulted in a loss of diversity and biodiversity. There is potential to place a greater emphasis on landscape design and innovation to achieve balanced outcomes.
- The character and quality of suburbs varies across the City with some areas lacking appealing parks, reserves and streets due to poor landscapes. There is potential to enhance the character of suburbs and achieve greater equity through landscape design and innovation.

Landscape Design and Innovation Objective

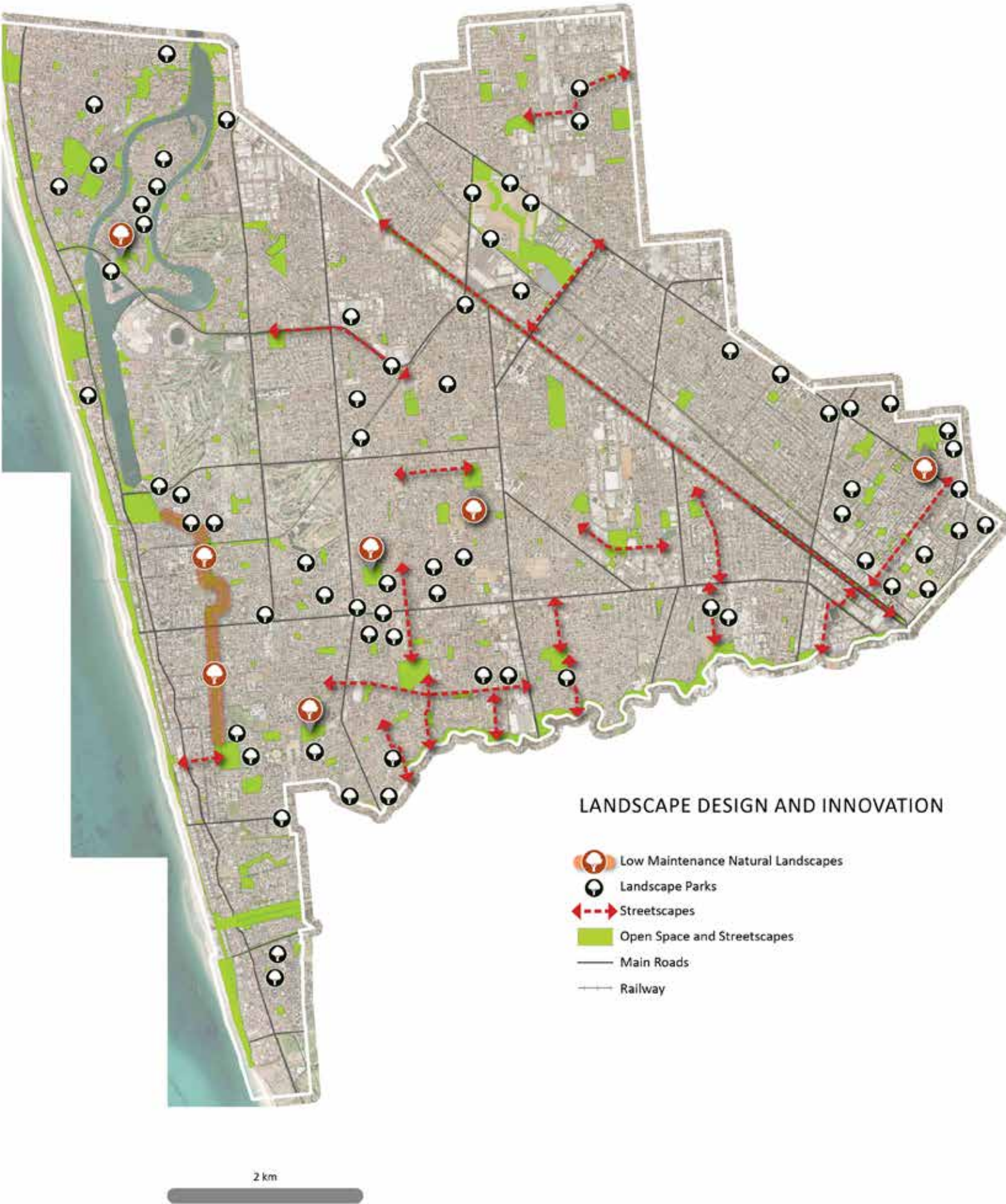
The Objective	The Rationale
Enhance the quality and diversity of open space through innovative landscape design. This will include a strategic approach to landscape architecture principles and the application of current landscape design trends.	Landscape design and diversity contributes to reinforcing the amenity, history and character of open spaces and suburbs. In addition, the community expectation that open spaces will be well designed and good quality is increasing. The community appreciation of quality open spaces and streetscapes achieved through the Bowden, St Clair and Woodville West developments reinforces this trend.



Strategic Directions

Topic	Strategic Directions *	Priority
Landscape Character and Design	Consider opportunities for enhancing open space landscape character and design to strengthen the quality, amenity, usability and value of various open space types and to meet community expectations. This includes exploring innovative design solutions, including soft infrastructure solutions such as WIFI connections, recharge stations and renewable energy supplies in reserves.	High
‘Landscape Park’ Open Space Type	As part of modifying the landscape character of open space, define a new TYPE of open space that combines a landscape and biodiversity focus, e.g. a LANDSCAPE PARK. Smaller local open space that is not required for recreation or open space that is in a ‘high supply’ area could be designed with a landscape focus and require lower levels of management and maintenance, while providing opportunities for biodiversity and micro climate mitigation.	High
Low Maintenance Natural Landscapes	Consider opportunities for low maintenance natural landscapes within larger parks and reserves that contribute to biodiversity and reduce maintenance and management costs. This could involve creating urban forests, wetlands, habitat corridors and native landscapes. Particular opportunities could include: <ul style="list-style-type: none">- Samuel Johnson Reserve- Freshwater Lake Reserve- Grange Lakes- Sunningdale Reserve- Gleneagles Reserve- Matheson Reserve	Medium
Streetscapes	Enhance streetscape design and diversity across the City to improve the amenity and ‘walkability’ of streets, strengthen the connection between streets and open spaces and reinforce streetscapes as an extension of open space. Particular priorities include: <ul style="list-style-type: none">- The development of appealing streetscapes and rest stops with seating in areas that are lacking open space to enhance amenity and walkability- Between the RTLP and connected larger parcels of open space to create walking and bike links and biodiversity corridors- Between the transport corridors of Torrens Road and Port Road- The landscape treatments of streets in new urban development areas to reduce the impact of higher density developments and reduce the associated Urban Heat Island Effect (UHIE) of hard surfaces- Within Planning Precinct D to compensate for the lack of substantial open space e.g. through shared use streets and pocket parks	Medium
Tree Planting and Replacement	Strengthen the natural and habitat value and sustainability of open space through tree planting and tree replacement programs, including: <ul style="list-style-type: none">- Around the outfield of sportsgrounds to provide shade for spectators and improve amenity- Within recreation destinations- Along linear open space (smaller and larger) to provide shade for walking and bike riding- Within smaller parks and land parcels to enhance the amenity of these spaces- As part of urban regeneration and new developments to enhance the amenity of neighbourhoods- As part of streetscapes (road closures, verges, medians) Tree planting and replacement should consider the asset life of the tree and ensure there is adequate provision for the tree’s longevity in relation to location, root growth and future conflicts.	High

* Map 9 presents the key directions



Map 9: Landscape Design and Innovation

theme 7 | water management and climate adaptation

Key Findings and Considerations

- Council’s approach to water management in recent years has resulted in reduced irrigated turf and this has been raised as a concern by some community members. It is estimated that there has been:

– A loss of approximately 25ha irrigated turf

– Estimated tree loss of 5%

– Estimated 10% loss of understory plants

– Loss of Amenity and functionality

However, irrigating these reserves now would require re-establishment of the landscape, which could be costly. Council is currently developing a Water and Irrigation Strategy which will guide a review of irrigation.

▪ Water Proofing the West provides an opportunity for recycled water to be distributed to some reserves across the City enabling a more cost effective greening of those reserves. A ‘Linking and Distribution Plan’ has been developed which identifies potential opportunities to connect to reserves.

▪ Stormwater management and drainage is required, particularly as part of new urban developments. Opportunities for effectively integrating and designing water sensitive urban design to achieve usable spaces and contribute to vegetation diversity should be considered.

▪ With increasing summer temperatures, issues relating to Urban Heat Island Effects (UHIE) are increasing and heat related health issues could increase over the next decade. As a result, climate change adaptation initiatives and green infrastructure that limits UHIE should be a priority.

▪ Open space and streetscapes need to adapt to changes in climate and can also contribute to alleviating the impacts of climate change, e.g. drought tolerant plantings, efficient use of water, a reduced urban heat island affect due to sustainable trees and grass, shelters and shady walkways to support usage in hot weather.

▪ Climate change is a priority for Local Government, the western region of Greater Adelaide and for the City of Charles Sturt. Strategies to address climate change will be provided in other targeted documents, including Council’s Living Green to 2020 (Draft) and ‘Adapt West’ (a region wide response to climate change adaptation).
- Water Management and Climate Adaptation Objective
- | The Objective | The Rationale |
|---|---|
| Aim to achieve sustainable landscapes, water management and climate adaptation approaches through a targeted and innovative approach to using water, irrigating parks and reserves, designing stormwater systems, managing trees and landscapes, and appropriately designing spaces and structures. | There is potential for a greater focus on green infrastructure and sustainable landscapes and water management. Opportunities for the effective use of recycled water, the appropriate design of stormwater systems and sustainable vegetation need to be considered as part of an ecological approach to open space design and management. |
-

Strategic Directions

Topic	Strategic Directions*	Priority
Micro Climate Mitigation	Review and develop landscape treatments and green infrastructure approaches that improve human comfort within open space and streetscapes. This could include: <ul style="list-style-type: none">- Increase opportunities to improve soil moisture levels- Tree selection and maintenance of canopies to increase airflow and diurnal circulation- The integration of Water Sensitive Urban Design principles	Medium
Water Management	Continue to manage the sustainable use of water through a diversity of water sources (recycled, potable, bore, stormwater etc) taking reserve hierarchy and community need into consideration.	High
Recycled Water Distribution	Consider modifying the staging of the planned recycled water distribution system to match the priorities for recreation destinations and other higher level open space identified in the Open Space Strategy. This could include linking the WPW distribution line to the following reserves at an earlier stage: <ul style="list-style-type: none">- Point Malcolm Reserve- Oarsman and Towpath Reserves- The Inlet and Grange Recreation Reserve	Medium
Stormwater and Drainage	Where open space has a stormwater or drainage function, plan for well-designed, good quality, functional and usable open space, taking Water Sensitive Urban Design principles and community needs into consideration.	High
Irrigation Approach	Carry out the irrigation of open space in line with the requirements of the IPOS Code of Practice and Council’s Open Space Water and Irrigation Strategy (2015). This could involve a review of current irrigation practices and priorities.	High
Tree Management	Continue to undertake a program of tree assessment and management and consider opportunities for extending the sustainability, functionality and lifespan of tree assets, as well as increasing the tree canopy across the City. A priority should be placed on preserving ageing trees and nurturing young trees around sportsgrounds, parks, natural settings and streetscapes.	High
Climate Change Planning Response	Continue to work with State and Local Governments to plan for climate change adaptation and implement strategies and actions that relate to open space and green infrastructure (including a response to sea rise). This will involve implementing relevant directions in Council’s Living Green to 2020 (Draft) strategy and the ‘Adapt West’ planning.	High

* Map 10 presents the direction for Recycled Water Distribution, i.e. suggested earlier stages



Map 10: Water Management and Climate Adaptation

theme 8 | place making and place activation

Key Findings and Considerations

- The City of Charles Sturt has a number of public realms and spaces that provide significant place making opportunities. The planning, design and programming of these spaces can create 'places for people' through innovative landscape solutions and collaboration with local communities throughout the design process.
- The coastal destinations of Henley Square and the Grange Jetty Precinct represent significant place making opportunities. The urban design and subsequent redevelopment of the Grange Jetty along with place making programs and other initiatives has resulted in significant activation of the space. The anticipated redevelopment of Henley Square provides another opportunity to create a place for people and reinforce the commitment to place making within the City.
- The City of Charles Sturt's Civic Centre remains the administrative and cultural heart of the city. Containing the library, town hall and council offices, the Civic Centre needs to remain a centre for community interaction with Council. As the Woodville Village Master Plan progresses and the St Clair residential development brings a new resident population to the area, there is potential for additional place making opportunities and programmes other initiatives that will increase opportunities for community activation and social capacity around the Civic Centre.
- The potential development of Recreation Destinations offers opportunities to increase place making initiatives within some of these open spaces.
- The built form, including infrastructure, urban design, open space, art and cultural interpretation, contributes to achieving place making. However, 'people' are central to place making and this highlights the need for programs, places to gather and specific initiatives such as markets, fairs and events that contribute to place activation and the creation of a vibrant place.
- Council has undertaken a Pop-up place making Programme. The programme uses temporary facilities and programmes to provide the community with place making opportunities that respond to community needs. This approach enables a flexible approach to public realm, recognising it is not possible to provide place making opportunities in every reserve.
- Across the Council area are a number of existing and future urban regeneration areas. As these areas develop, new open spaces, streetscapes and public realms will be created that will require place making input. As people move into these new residential areas, community building through place making and place activation including through events, programs and other initiatives will be required.
- Place making should also be considered as a cultural development opportunity including the potential to provide public art opportunities as part of place making.
- Council has developed a Place Making Framework that will guide place making across the City of Charles Sturt in future years. The framework highlights that place making involves an integrated approach to design, programming and people themselves, with a strong focus on empowering communities to 'give a place life'.



Place making and Place Activation Objective

The Objective	The Rationale
Achieve place making and the activation of open spaces by adopting an integrated and innovative approach to creating and promoting unique and vibrant places and associated activities, and by empowering communities to ‘give a place life’.	Providing places for people is a critical part of creating a vibrant and vital city for the communities and citizens that live, work and play in the City of Charles Sturt. Place making involves a combination of empowering people to use and define places as well as designing places that are unique and attractive to people.

Strategic Directions

Topic	Strategic Directions*	Priority
Place Making Framework	Use the Place Making Framework developed by Council to guide place making and related community empowerment opportunities.	High
Henley Square	Work towards achieving a high level of place activation at Henley Square through various programmes and other place making initiatives (events, fairs, displays, competitions), with community and business involvement in the planning and implementation.	High
Woodville Village and Civic Centre	Explore the open space and place making potential of the Civic Centre, particularly in relation to the existing carpark and surrounding streetscape and through initiatives that create a sense of ‘place’ and community involvement at the Civic Centre.	Medium
Place Activation	As part of creating and activating recreation destination and regional open space, undertake place making initiatives that draw people to the ‘places’, with a particular focus on: <ul style="list-style-type: none">- Gibson Street Reserve- MJ McInerney Reserve- Adam Street Reserve- St Clair Reserve- Civic Centre (as part of Woodville Village Masterplan)- Adelaide Arena/Toogood Reserve (events, temporary activities)- AAMI Stadium- Coast Park- Grange Recreation Reserve- Collins Reserve	High
Urban Regeneration	Within urban regeneration areas and redevelopment programmes, encourage place making opportunities and programmes that retain the area’s sense of place, encourage social interaction and create a new sense of community. This could be considered in: <ul style="list-style-type: none">- Woodville West Redevelopment- Bowden- Woodville Road Village- Seaton development- Kilkenny Industrial land- AAMI Stadium	Medium
Pop-up Place Making	Continue the development and prototyping of the Pop-up place making programme and investigate new activation.	High
Public Art and Public Place	In line with Council’s Public Art Policy, develop integrated place making and art projects that reinforce the sense of place and cultural history of open spaces, places and public realms.	High

* Map 11 presents the key directions



Map 11: Place Making and Open Space Innovation

theme 9 | open space management



Key Findings and Considerations

- Council currently uses a hierarchy approach to developing open space and this approach has been successful and should be continued. The 2025 Open Space Strategy has involved reviewing and redefining the hierarchy levels to be consistent with the Directions in the Strategy where appropriate.
- Based on the community survey undertaken through this Strategy and general community liaison with Council, a key expectation is for good quality and usable open space, including irrigated parks and quality sportsgrounds. The quality of open space impacts on its usability and value to the community.
- Whilst Council allocates adequate resources to the maintenance of open space, this will need to be reviewed to support the higher quality destinations sought by the community and reflected in this strategy and as additional open space is obtained through new urban developments. An ongoing review of resource allocation will be required to meet future open space demands.
- There is increasing demand for organised outdoor fitness activities such as personal trainer classes and canoe hire, and the management of these activities is required to ensure they do not impact on fee paying sports or the broader community.
- Some reserves are in need of substantial upgrade as the assets located on them reach the end of their useful life or as communities serviced by them create increased demand and where the reserve is run down with diminished use and function master plans will be required to guide the improvements. Master planning enables a coordinated and staged approach to development.

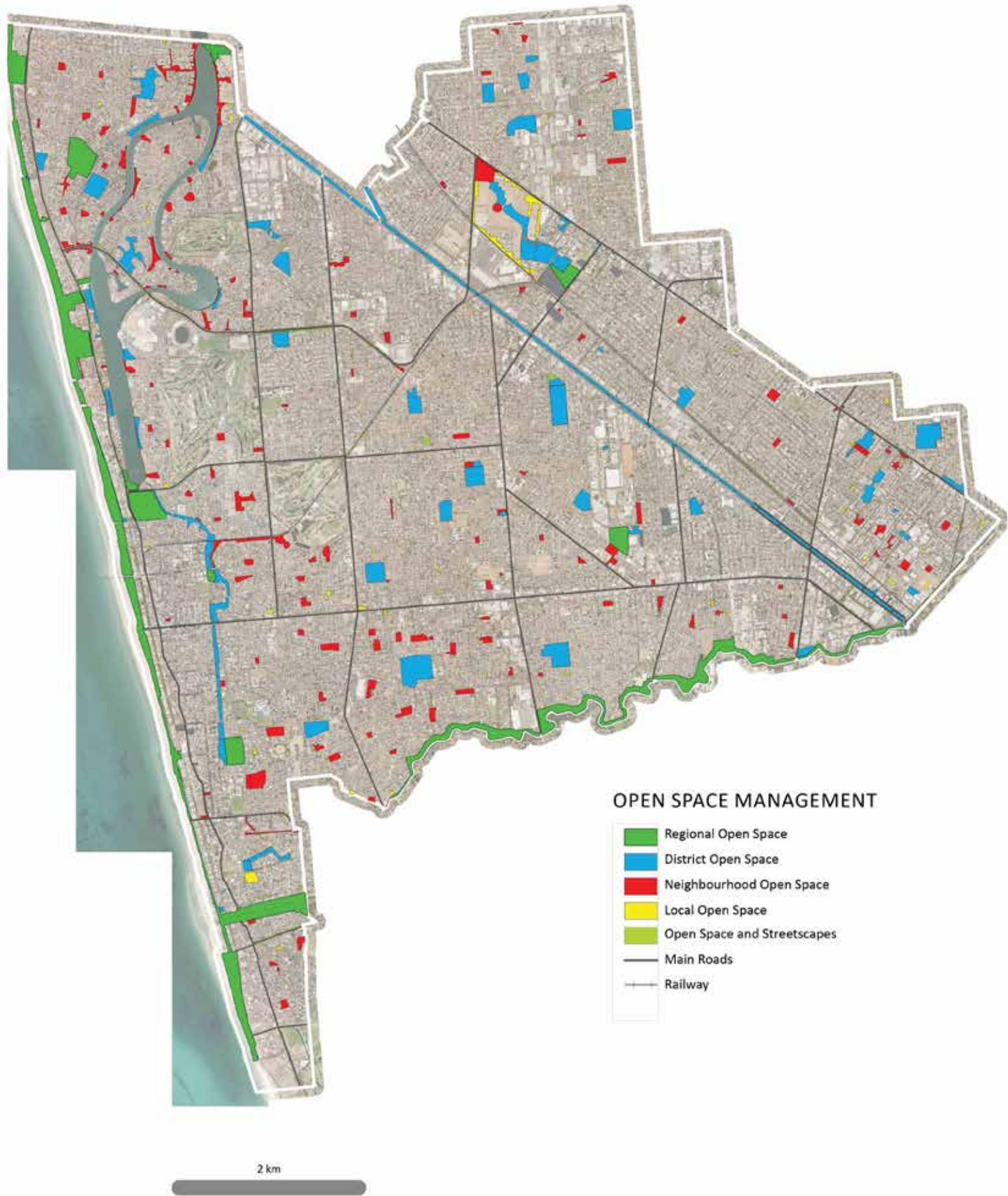
Open Space Management Objective

The Objective	The Rationale
Achieve well managed and maintained open spaces through a coordinated and planned approach. This will require a hierarchy approach to management and the potential allocation of additional people and funding resources over time to achieve the actions recommended in the Open Space Strategy.	Council already adopts a coordinated and planned approach to management and maintenance and this has resulted in considerable achievements (including through the 2006 Open Space Strategy). Additional and higher quality open space could require an increase in the allocation of resources (people and funding).



Strategic Directions

Topic	Strategic Directions	Priority
Hierarchy	Reinforce a hierarchy approach to open space development and management using the Hierarchy Guide in the Open Space Guideline provided in Appendix A as a basis. The revised hierarchy of reserves is shown in Map 12.	High
Works Identification	Utilise the Open Space Works Matrix developed as part of the Open Space Strategy and provided in Appendix B as a basis for identifying and incorporating works within future Capital Works Budgets. The Open Space Matrix is a working document that summarises potential projects and it should be updated and added to following the identification of future open space needs, master planning and further detailed planning.	High
Asset Management	<div>Continue to review, replace and manage assets to ensure the appropriate provision in accordance with Council’s Asset Management Plans, the hierarchy level of the open space and the available resources. Maintenance and planning staff should identify works for inclusion in the Open Space Works Matrix through regular site assessments. Particular priorities could include:</div> <div><div>- Review the provision of infrastructure as identified within Council’s Asset Management Plan</div><div>- Enhance and maintain playgrounds and activity equipment</div><div>- Enhance pathways and associated infrastructure</div><div>- Maintain toilets to a good standard</div><div>- Landscape and tree renewal</div></div>	High
Maintenance Review	Undertake a review of the maintenance levels allocated to each reserve in the City of Charles Sturt to ensure they match the revised hierarchy levels in the Open Space Strategy and are appropriate for identified Recreation Destinations and higher level Sports Hubs, i.e. AAA maintenance levels will be required for these reserves.	High
Maintenance Resources	Review the people, equipment and funding resources required to maintain destinations, achieve hierarchy standards and maintain new reserves created through future urban developments. This will require an assessment of the capacity of staff to maintain different reserve types and hierarchies and the identification of trigger points for requiring additional resources (refer Implementation)	High
Organised Activities Management	Continue to review and guide the appropriate use of sites for organised fitness and recreation activities (e.g. personal training, kayak or canoe hire) and ensure permits and agreed management practices are in place in accordance with wider Council policy.	High
Master Planning and Concepts	<div>Continue to develop and implement master plans and concept plans for higher level parks and reserves to guide improvements and future design and place making opportunities. The main planning priorities include the following:</div> <div><div>- River Torrens Linear Park (input to state government master planning)</div><div>- Henley and Grange Memorial Oval</div><div>- Grange Recreation Reserve</div><div>- Point Malcolm Reserve</div><div>- Aquatic Reserve</div><div>- River Park Reserve</div><div>- Woodville Oval</div><div>- MJ McInerney Reserve</div><div>- Open space planning as part of future urban renewal areas</div></div>	High



Map 12: Open Space Managment

planning precinct directions

directions for specific parks
and reserves that aim to
contribute to achieving
recommended actions

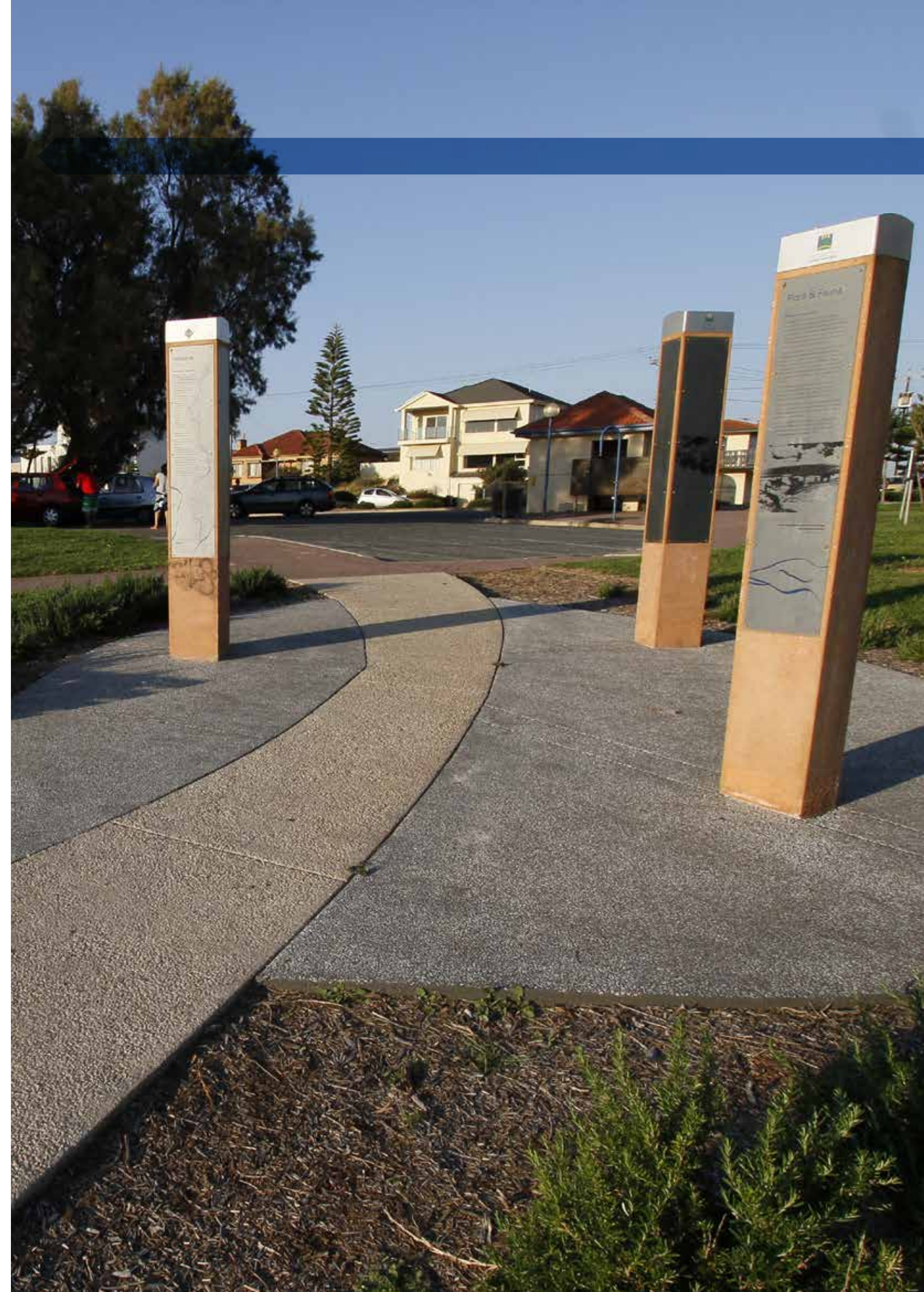


The Planning Precinct Directions section outlines and visually presents directions for specific parks and reserves that aim to contribute to achieving recommended actions. A listing of reserve directions and a map of the directions is provided for each Planning Precinct.

The listings generally relate to higher level reserves that justify improvement. Reserves that have recently been upgraded are generally not included.

The suggested reserve directions have been determined in consultation with Council staff and consideration has also been given to the consultation findings in this study and the directions in previous planning.

The suggested directions for reserves are reflected in the Open Space Works Matrix provided in Appendix B which will contribute to guiding future works and budget allocations.



6.1 Precinct A: The City’s East

Directions for Reserves

Reserve	Open Space Type	Reserve Directions
Albert Greenshields Reserve	Recreation Park	Enable casual use sports to be played at the reserve, in conjunction with other activities and uses.
Allenby Gardens Reserve	Recreation Park	Upgrade the play space to provide higher level play, upgrade the picnic settings and create grassed flexible area for casual sports.
Alton Reserve	Recreation Park	Upgrade play space, activity court, picnic settings and landscapes (higher level neighbourhood).
Brompton Linear Reserve	Linear Open Space	Enhance the pathway and landscape.
Croydon Reserve	Recreation Park	Develop a concept plan that improves function and use as well as prepares for upgrades to park furniture and outdoor courts.
Ethelbert Square	Recreation Park	As part of future residential development around Ethelbert Square and in the Bowden Development area, create a higher level park to support gatherings, events and activities.
Croydon Bowling Club	Sportsground	Investigate opportunities to broaden the use of the facility to support community sport and better link to Albert Greenshields Reserve.
Langman Reserve	Recreation Park	Develop a concept plan and upgrade park furniture and outdoor courts.
MJ McInerney Reserve	Recreation Park	Develop a Master Plan and upgrade to a district standard including quality picnic settings, higher level play space, kick about and activity areas and landscape. Provide youth and event focus.
RTLP - Adam Street Reserve	Linear Open Space	Continue to maintain and enhance the viewing area and pathway.
RTLP - River Park Reserve	Linear Open Space	Develop a Master Plan and enhance the pathway, picnic settings, higher level play space and landscape.
RTLP and other connected reserves	Linear Open Space	Develop a Master Plan and undertake improvements to the pathways and recreation settings.
NEW RESERVE	Recreation Park	As part of the Bowden Development, aim to establish two larger higher level neighbourhood parks (with one reserve located on Chief Street) that will provide a local focus for play, gatherings and events. Good linear connections between these open spaces should also be considered.

* This listing of reserve directions can be added to over time

- Regional Open Space

District Open Space

Neighbourhood Open Space

Local Open Space

Improved Open Space Links

Areas Lacking Open Space (further investigations required, potential future open space provision)

Recreation Destination

Masterplan or Concept Planning

Enhanced Sports Provision
- Playgrounds (higher level provision)

Community Space

Event Space Provision

Pathways Development or Upgrade

Youth Focus

Dog Park Provision or Upgrade

Picnic Settings Upgrade

Landscape Improvements and Nature Play

Building Upgrades (including toilets)
- Casual Sports Provision

Furniture Upgrades (including shelter)

Court Upgrade or Development

Lighting Upgrade or Development

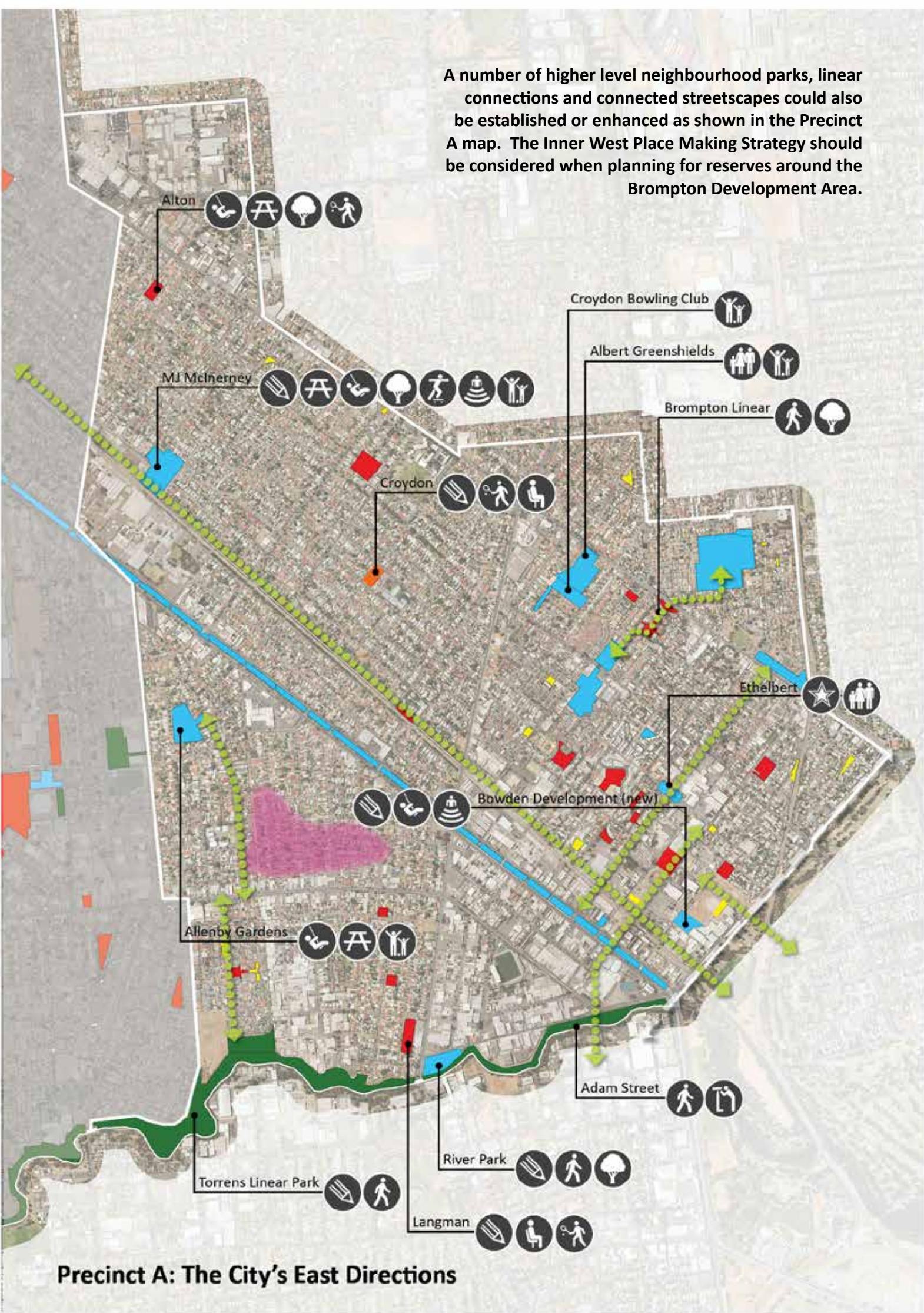
Biodiversity Enhancement

Viewing Areas

Public Art

Car Park

A number of higher level neighbourhood parks, linear connections and connected streetscapes could also be established or enhanced as shown in the Precinct A map. The Inner West Place Making Strategy should be considered when planning for reserves around the Brompton Development Area.



6.2 Precinct B – The City’s North

Directions for Reserves

Reserve	Open Space Type	Reserve Directions
Civic Centre	Other	Upgrade the landscape and consider art work opportunities.
Sparrow Reserve	Recreation Park	Continue to and enhance and maintain the reserve as a higher level neighbourhood park, including through broadening play opportunities.
St Clair Oval No. 3	Sportsground	Review sports building suitability in consultation with sports.
St Clair Recreation Reserve	Sportsground	Continue to review and implement master planning and concept planning in line with the aspirations of the Woodville Village Master Plan.
ST CLAIR FUTURE OPEN SPACE	Recreation Park	As planned within the Woodville Village Master Plan, create a high level regional park with regional play space, an event space, youth facilities, picnic settings and shared-use pathways.

* This listing of reserve directions can be added to over time

- Regional Open Space

District Open Space

Neighbourhood Open Space

Local Open Space

Improved Open Space Links

Areas Lacking Open Space (further investigations required, potential future open space provision)

Recreation Destination

Masterplan or Concept Planning

Enhanced Sports Provision

Playgrounds (higher level provision)

Community Space

Event Space Provision

Pathways Development or Upgrade

Youth Focus

Dog Park Provision or Upgrade

Picnic Settings Upgrade

Landscape Improvements and Nature Play

Building Upgrades (including toilets)

Casual Sports Provision

Furniture Upgrades (including shelter)

Court Upgrade or Development

Lighting Upgrade or Development

Biodiversity Enhancement

Viewing Areas

Public Art

Car Park
- A number of higher level neighbourhood parks, linear connections and connected streetscapes could be established or enhanced as shown in the Precinct B map.

Precinct B: The City's North Directions

6.3 Precinct C - RTLP Connected Suburbs

Directions for Reserves

Reserve	Open Space Type	Reserve Directions
Collins Reserve	Sportsground (with a recreation park component)	Continue to undertake improvements to the recreation and event spaces and sports buildings in accordance with the existing Master Plan. Establish a regional play destination and consider nature play opportunities.
Flinders Park	Sportsground	Upgrade the playground and enhance the buildings.
RTLP – Tedder Reserve	Linear Open Space	As part of future master planning for the RTLP create Tedder Reserve as key recreation node with enhanced pathway, picnic settings, play opportunities and landscape. Maintain the Pooch Park to a good standard.
Sunningdale Reserve	Recreation Park	Redesign the park to support casual sports activities and consider toilets to cater for users. Also consider opportunities for increased tree planting and landscape around the site.

* This listing of reserve directions can be added to over time

- Regional Open Space

District Open Space

Neighbourhood Open Space

Local Open Space

Improved Open Space Links

Areas Lacking Open Space (further investigations required, potential future open space provision)

Recreation Destination

Masterplan or Concept Planning

Enhanced Sports Provision

Playgrounds (higher level provision)

Community Space

Event Space Provision

Pathways Development or Upgrade

Youth Focus

Dog Park Provision or Upgrade

Picnic Settings Upgrade

Landscape Improvements and Nature Play

Building Upgrades (including toilets)

Casual Sports Provision

Furniture Upgrades (including shelter)

Court Upgrade or Development

Lighting Upgrade or Development

Biodiversity Enhancement

Viewing Areas

Public Art

Car Park
- A number of higher level neighbourhood parks, linear connections and connected streetscapes could also be established or enhanced as shown in the Precinct C map.

Precinct C: River Torrens Linear Park Connected Suburbs Directions

6.4 Precinct D - The Central Area

Directions for Reserves

Reserve/s	Open Space Type	Reserve Directions
Dampier Reserve	Recreation Park	Enhance play space and landscape.
Findon Reserve	Recreation Park	Enhance recreation spaces including park furniture upgrade, small events space and increased shady trees..
Gleneagles Reserve	Sportsground	Undertake improvements to the sport and recreation areas including create event space and provide community access toilets, enhance playground and upgrade sports club building.
Matheson Reserve	Sportsground	Develop Master Plan.
Pedlar Reserve	Sportsground	Enhance buildings and lighting, create appealing recreation area and increase large trees around the outer, in conjunction with any planned development in the area.
Shandon Reserve	Recreation Park	Enhance landscape and increase trees and other vegetation.
Toogood Reserve (adjoining Adelaide Arena)	Sportsground	Design the space to be more appealing and usable and consider opportunities to activate the reserve through markets, events, other temporary activities and casual sports.
Woodville Oval	Sportsground	Develop a Master Plan for the whole site (in partnership with users) and incorporate appealing and accessible recreation spaces within the complex.
NEW RESERVES Seaton	Recreation Parks	Establish at least one substantial recreation park within the Seaton North area that includes higher level play and youth activity opportunities. This includes exploring the opportunity to enable shared access to Seaton High School oval after school hours.
NEW RESERVES Woodville West	Recreation Parks	Create at least one higher level park in the Woodville West area that helps address open space provision within the wider area with higher level play opportunities. This includes exploring the opportunity to achieve shared access to Woodville Primary School oval after school hours.

* This listing of reserve directions can be added to over time

- Regional Open Space

District Open Space

Neighbourhood Open Space

Local Open Space

Improved Open Space Links

Areas Lacking Open Space (further investigations required, potential future open space provision)

Recreation Destination

Masterplan or Concept Planning

Enhanced Sports Provision
- Playgrounds (higher level provision)

Community Space

Event Space Provision

Pathways Development or Upgrade

Youth Focus

Dog Park Provision or Upgrade

Picnic Settings Upgrade

Landscape Improvements and Nature Play

Building Upgrades (including toilets)
- Casual Sports Provision

Furniture Upgrades (including shelter)

Court Upgrade or Development

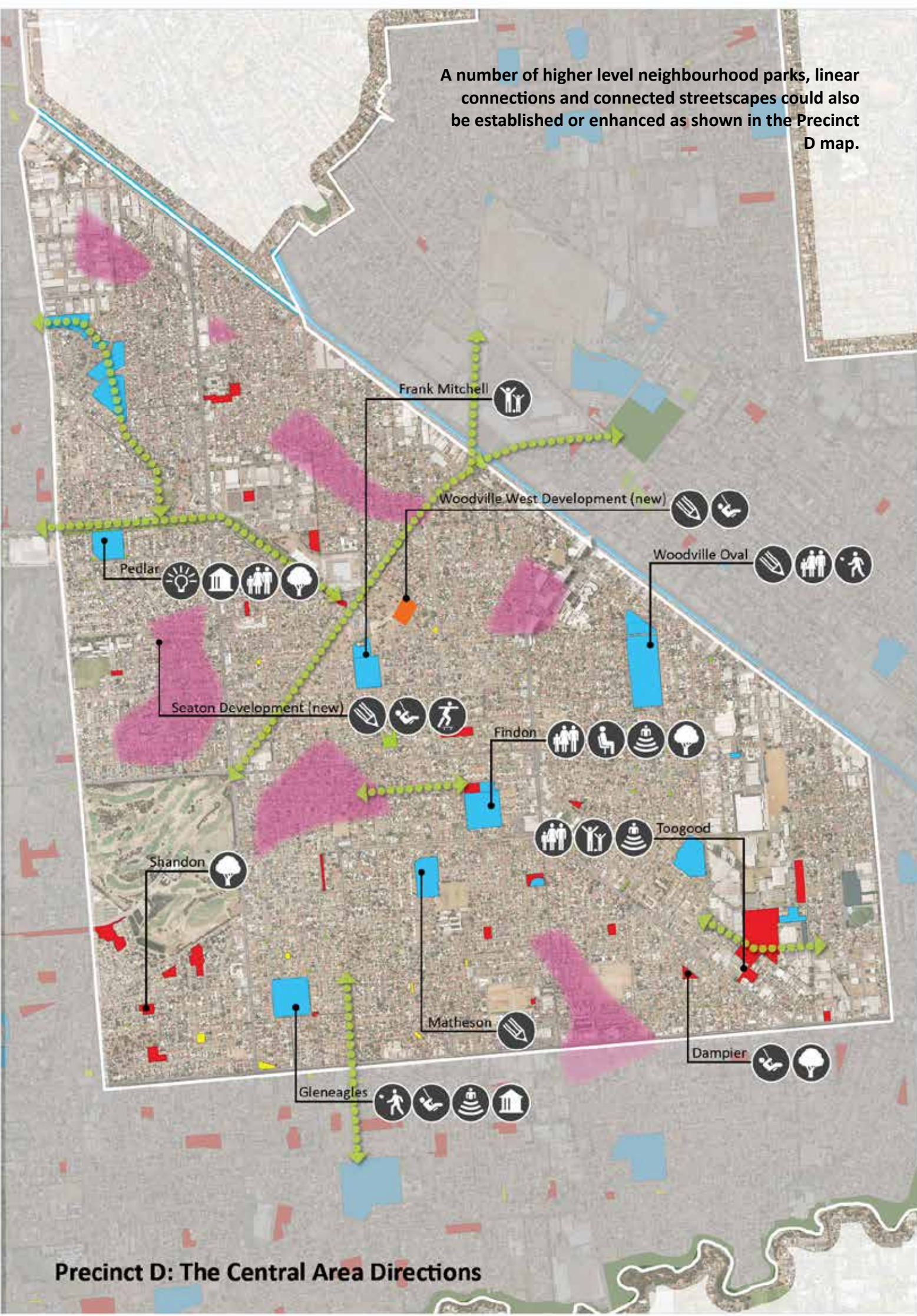
Lighting Upgrade or Development

Biodiversity Enhancement

Viewing Areas

Public Art

Car Park



6.5 The Coastline - Precinct E

Directions for Reserves

Reserve	Open Space Type	Reserve Directions
AD Whitford Reserve	Recreation Park	Improve the play space and picnic facilities and strengthen the pathway connection. An off leash dog area could also be considered (fenced or unfenced).
Aquatic Reserve	Waterfront	Develop a Master Plan for the site and upgrade the building and BMX. Also consider opportunities for increasing space for activities, events and car parking.
Breakout Reserves (north, south)	Linear Open Space	Develop a Master Plan for the RTLP and consider biodiversity enhancement as part of broader State Government planning.
Chambers Reserve	Linear Open Space	Establish as key linear open space including through pathway, recreation setting and landscape development and enhancement.
Coast Park	Linear Open Space	Continue to enhance and maintain the recreation and ‘stop off’ nodes along Coast Park through improved amenity and infrastructure (seating, lighting, shade, drinking water, viewing opportunities), the greening and landscaping of some spaces, and innovative and interesting interpretation and art work along the Park. Particular priorities include: <ul style="list-style-type: none">- Foreshore Reserve- Cable Station- Mirani Court- Moredun Reserve
Colin Sellars Reserve	Linear Open Space	Establish as key linear open space through pathway, recreation setting; landscape development and enhancement.
Freshwater Lake	Recreation Park	Increase the biodiversity focus within the park, investigate options for alternative water sources to fill the lake and enhance the function and usability of the park through innovative design and landscape.
Grange Lakes Reserve	Natural Area	Further enhance natural settings and consider nature based play as well as quality picnic settings, park furniture, drinking water and paths.
Grange Recreation Reserve	Sportsground	Undertake improvements to the site including new clubrooms, upgraded lights, upgraded car park, enhanced recreation and viewing areas and increased shady trees and landscape around the edges, in accordance with the existing Master Plan.
Henley and Grange Memorial Oval	Sportsground	Review planning for the site; enhance the recreation area through park furniture. Enhanced play space and skate facility.
Johns Reserve	Recreation Park	Enhance the landscape and park furniture.

* This listing of reserve directions can be added to over time

Regional Open Space

District Open Space

Neighbourhood Open Space

Local Open Space

Improved Open Space Links

Areas Lacking Open Space (further investigations required, potential future open space provision)

Recreation Destination

Masterplan or Concept Planning

Enhanced Sports Provision

Playgrounds (higher level provision)

Community Space

Event Space Provision

Pathways Development or Upgrade

Youth Focus

Dog Park Provision or Upgrade

Picnic Settings Upgrade

Landscape Improvements and Nature Play

Building Upgrades (including toilets)

Casual Sports Provision

Furniture Upgrades (including shelter)

Court Upgrade or Development

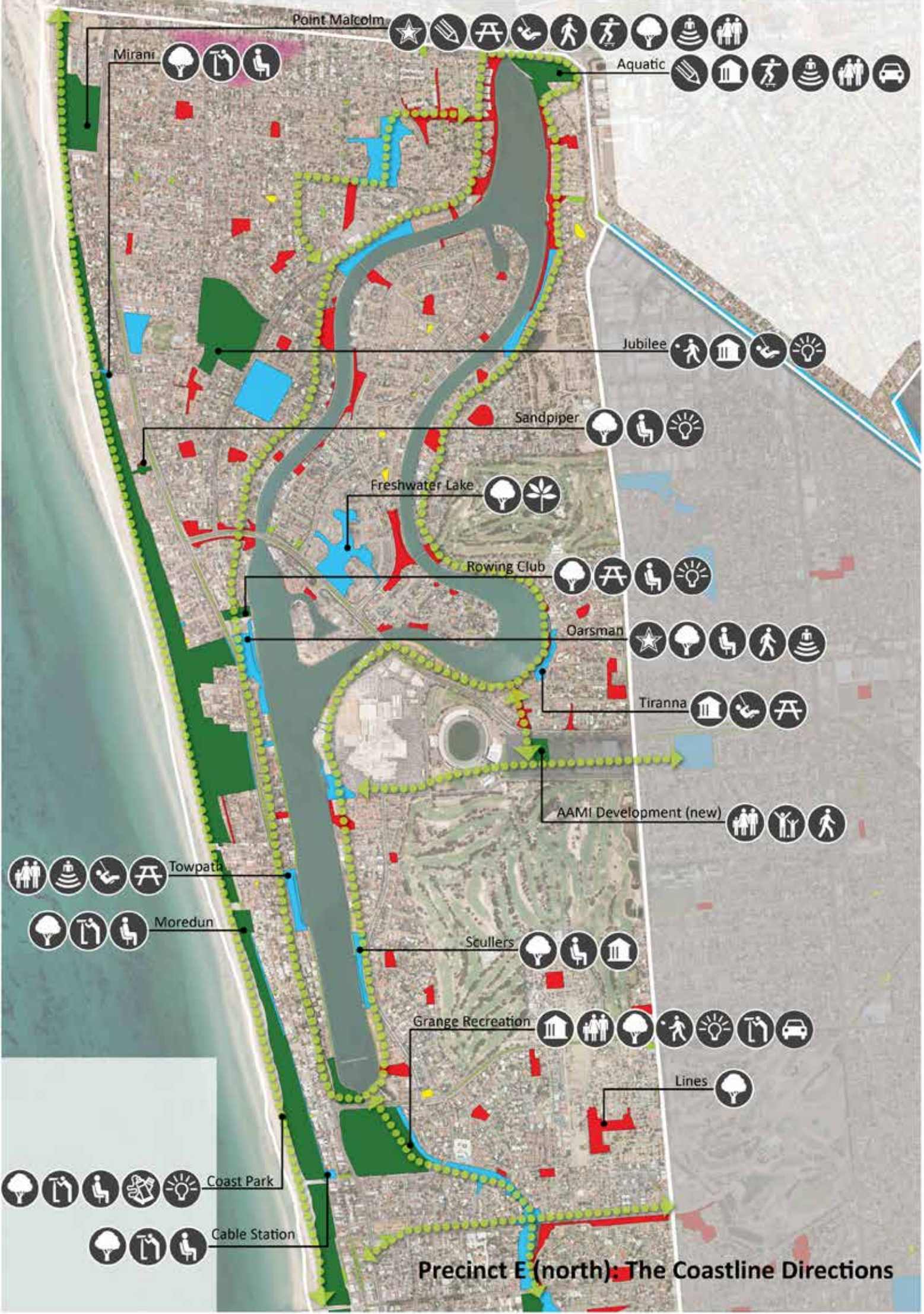
Lighting Upgrade or Development

Biodiversity Enhancement

Viewing Areas

Public Art

Car Park



Precinct E (north): The Coastline Directions

6.5 The Coastline - Precinct E (continued)

Directions for Reserves

Reserve	Open Space Type	Reserve Directions
Jubilee Reserve	Sportsground	Upgrade sports club facility include increased storage, change facilities (uni sex), kiosk and operations space. Consider lighting for car park and enhanced play space.
Lines Reserve	Recreation Park	Consider tree planting to create small urban forest.
Menkens Reserve	Recreation Park	Increase trees.
Oarsman Reserve	Waterfront	Create a quality Lake destination and aquatic sports area and enhance the character, function and event value of the site through landscape, park furniture and pathway upgrades.
Opie Reserve (RTLP)	Linear Open Space	Develop Master Plan for RTLP as part of State Government planning.
Ozone Reserve	Waterfront	Further improve the quality of infrastructure and landscape (picnic settings, seating, viewing).
Point Malcolm Reserve	Waterfront	Develop a Master Plan and establish a high quality recreation destination with linear connections and enhanced picnic and play settings, event spaces and landscapes. Also consider the potential for youth recreation facilities and a regional play destination with nature based play.
Rowing Club Reserve	Waterfront	Enhance landscape, picnic settings, park furniture and lighting.
Sandpiper Reserve	Waterfront	Enhance landscape, park furniture and lighting.
Sid Knight Reserve	Recreation Park	Establish as a recreation node in a key linear park with quality pathway, recreation setting and landscape enhancement.
Scullers Reserve	Waterfront	Enhance the appeal and function of the reserve through landscaping, irrigation and park furniture. In addition, investigate the appropriateness of an amenity building (toilets, storage) to cater for aquatic users.
Tiranna Reserve	Waterfront	Maintain and manage the toilets on the site and enhance the picnic and play settings.
Towpath Reserve	Waterfront	Enhance the picnic and play facilities and create an appealing event and community activity space.
West Beach Foreshore	Waterfront	Upgrade toilet facilities.
NEW RESERVES	Recreation Park and Sportsground	As part of the future AAMI development, develop a master plan that seeks a majority of the open space contribution for the development in a single grassed area that caters for casual sports, and linear connections to the Lake and surrounds.

* This listing of reserve directions can be added to over time

Regional Open Space

District Open Space

Neighbourhood Open Space

Local Open Space

Improved Open Space Links

Areas Lacking Open Space (further investigations required, potential future open space provision)

Recreation Destination

Masterplan or Concept Planning

Enhanced Sports Provision

Playgrounds (higher level provision)

Community Space

Event Space Provision

Pathways Development or Upgrade

Youth Focus

Dog Park Provision or Upgrade

Picnic Settings Upgrade

Landscape Improvements and Nature Play

Building Upgrades (including toilets)

Casual Sports Provision

Furniture Upgrades (including shelter)

Court Upgrade or Development

Lighting Upgrade or Development

Biodiversity Enhancement

Viewing Areas

Public Art

Car Park



A number of higher level neighbourhood parks, linear connections and connected streetscapes could also be established or enhanced as shown in the Precinct E map.

Precinct E (south): The Coastline Directions

implementing the strategy

approach and considerations for implementing the open space strategy



7.1 The Implementation Approach

The City of Charles Sturt Open Space Strategy 2025 provides both strategic and specific directions for implementation by Council over the next 10 years. The Open Space Strategy has involved a review of the 2006 Open Space Strategy and the identification of new directions and actions based on current needs, issues and opportunities.

This section considers what will be required to implement the Open Space Strategy 2025 including the general approach that should be adopted, the funding and costing requirements, and the need for partnerships.

The implementation approach for the directions, actions, open space matrix and guidelines is considered as well as the approach to costing future works and seeking funds and partnerships.

All directions that will require implementation are included in the Directions Report. There are four components in the Directions Report that will require implementation as follows:

1. 'Theme' Directions
2. Planning Precinct Directions
3. Open Space Matrix
4. Open Space Guidelines

The main focus of each component and the suggested approach to implementation is considered below.



Report Component	Focus	Implementation Approach
'Theme' Directions	<p>The 'Theme' Directions includes:</p> <ul style="list-style-type: none">- An overriding objective for each Theme- Strategic directions that respond to specific needs, issues and opportunities (a range of topics are addressed) <p>The 'Theme' Directions provide high level and specific directions for Theme topics that are considered to be a priority.</p>	<p>The objective for each Theme will require 'in principle' support from Council. The objectives aim to provide a context for the strategic directions and their high level nature will not require implementation as such.</p> <p>The strategic directions will influence future projects and activities and they will need to be reflected in works programs and budget bids as appropriate. Their specific nature will enable implementation. Council support for the strategic directions will be required whilst recognising they could evolve over time (and that no open space strategy should be 'set in stone').</p>
Planning Precinct Directions	<p>The Planning Precinct Directions includes directions for specific reserves in each Planning Precinct across the City. The Planning Precinct Directions draws from and responds to the strategic directions and includes reserves that relate to particular directions.</p>	<p>The directions for specific reserves will need to be incorporated within works programs and budget bids as resources become available. They will require support from Council on the basis that the specific directions for reserves will evolve as detailed planning and works are undertaken.</p>
Open Space Matrix	<p>The Open Space Matrix summarises the reserve directions and indicates specific future works. The Matrix draws together the actions and works opportunities included in The 'Theme' Directions and The Planning Precinct Directions.</p>	<p>The Open Space Matrix is intended to be an internal working document that is used by Council staff to identify particular works and determine budget bids. It should be used as the tool for achieving works opportunities within The Theme Directions and the Planning Precinct Directions.</p>
Open Space Guidelines	<p>The Open Space Guidelines aim to guide Council approaches and activities relating to open space provision, development, management and maintenance levels of service. A range of topics are addressed.</p>	<p>The Open Space Guidelines should be adopted 'in principle' by Council on the basis that they will provide a guide for planning and they should evolve over time to reflect best practice approaches. The Guidelines will provide a planning tool for Council and other stakeholders.</p>

The Open Space Strategy 2025 provides directions for all types of open space and a range of issues and opportunities. As such, the objectives and strategic directions will relate to a number of management areas across Council, e.g. biodiversity, sport and recreation, place making, asset management. A coordinated approach to implementing the Open Space Strategy will therefore be essential.

To achieve a coordinated approach, it is recommended that an Open Space Implementation Group with representatives from across Council is established to guide the implementation of the Open Space Strategy 2025. The main role of this group should be to collectively guide implementation by:

1. Considering the Theme strategic directions and Planning Precinct Directions
2. Agreeing on specific works and projects using the Open Space Matrix as a guide
3. Modifying the Open Space Matrix as appropriate
4. Supporting works and budget bid requests

The specific timing of projects will need to be determined by the Open Space Implementation Group, taking available funds and resources into consideration.

The Open Space Strategy 2025 will require ongoing review and this can be led by the Open Space Implementation Group. The approach to the ongoing review is recommended as follows:

1. The Open Space Implementation Group should meet every quarter to discuss potential projects and works.
2. Once a year the Open Space Matrix and strategic directions in the Open Space Strategy should be reviewed and modified to reflect changing needs, issues and priorities as appropriate.
3. As part of the annual review of the Open Space Strategy 2025, the Open Space Implementation Group should identify key works and projects for inclusion in future budget bids and works programs. September each year is likely to be a good time for this to occur.
4. Every 5 years a complete review of the Open Space Strategy 2025 and the broader objectives, strategic directions and priorities should be undertaken, with the Open Space Implementation Group involved.

7.2 Expenditure and Funding Considerations

Capital Expenditure Approach

The need for ongoing open space renewal and upgrade is to be expected given the City of Charles Sturt is a large Council area with around 350 parks and reserves and a future projected population of nearly 126,000 that will justify quality open spaces and facilities. Providing, developing and managing open space will require an ongoing commitment by Council.

The City of Charles Sturt’s 20 year Long Term Financial Plan (through to 2034) has allocated an average of \$1.7m per annum for asset renewal over the next 10 years, excluding GST and CPI. This is based on a current asset value of \$46.247m and considers the lifespan of assets as per Council’s Asset Management Plan. In addition, the Long Term Financial Plan has provisioned \$1m per year for open space upgrades pending the finalisation of this Plan.

The funding for asset renewal can currently be used for reserve upgrades, which enables reserves to be improved to a higher level. This approach is consistent with the Open Space Strategy 2025 where there is a particular focus on improving open space.

\$1.7m per annum (\$17m over ten years) on its own will not be adequate to achieve the Open Space Strategy 2025 for the following reasons:

- Asset renewal on its own limits the potential to raise the quality, innovation and level of development of open space as recommended in the Open Space Strategy 2025. The emphasis on quality and innovation in the Strategy will require funding beyond asset renewal.
- The Planning Precinct Directions recommends improvements to 52 parks and reserves including Coast Park and the River Torrens Linear Park, and a number of these will require additional funding for upgrade. New open spaces as part of urban renewal and urban development (Seaton North, Woodville West, AAMI Stadium) could increase reserve upgrade costs in the longer term.
- Industry standards and community expectations are increasing and this is likely to result in the need for higher standard assets and infrastructure to replace existing assets as they reach the end of their life.

With this in mind, the recommended approach to funding open space capital expenditure for the Open Space Strategy 2025 is as follows:

- Align the renewal budgets allowed for in Council’s Long Term Financial Plan and Asset Management Plan (currently \$1.7m per annum) to the recommended projects in the Open Space Plan 2025, as outlined in the Open Space Matrix in Appendix B.
- Allocate at least an additional \$1m per annum for upgrade projects to support master planned developments and innovation. The specific amount will depend on agreed projects and related master planning and costings.
- Consider other funding opportunities within Council such as for biodiversity, tree management, Linear Park and streetscape initiatives.
- Seek additional State, Federal and Regional funding linked to projects as opportunities arise.

An Open Space Works Matrix is provided in Appendix B of the Open Space Plan 2025 to guide the future projects and priorities.

To determine the specific funds required each year for reserve upgrades, detailed planning and costings will need to be undertaken for most projects. This is likely to involve developing a master plan or concept plan, which will provide the basis for detailed costings. Council can then review its funding allocations accordingly each year.

A guide for determining future costings is provided in the Open Space Guidelines to assist Council staff with future planning and budget allocations. The Guide includes:

- Indicative square metre rates for upgrading each type and hierarchy of open space
- Indicative cost ranges for specific types of facilities such as playspaces, exercise equipment, outdoor courts, lighting, amenities

Allocating Maintenance Resources

The focus on achieving higher level open space and addressing gaps in provision in the Open Space Strategy 2025 could also require additional resources for maintenance. There will be more parks to maintain and additional resources could be required to maintain the recreation destinations and Sports Hubs to a higher level.

In 2013/14 Council allocated \$4,267,200 for Horticulture Maintenance, \$2,134,500 for Irrigation and \$2,822,387 for Arboriculture less irrigation. A review of maintenance and resource allocation is suggested in the Open Space Strategy Theme Directions section to reflect potential increased maintenance costs and additional and higher quality open space. The recommendation is to assess the capacity of staff to maintain different open space types and hierarchies and to identify trigger points for requiring additional resources.

The following approach could be considered for this to occur. Maintenance staff would need to be involved in any review.

- Develop a model that considers the ‘person hours required per hectare’ and the ‘equipment requirements per hectare’ for each type and hierarchy of open space.
- Consider the hectares provided for each open space type and hierarchy and calculate the maintenance requirements for this provision. The analysis should be undertaken for current and projected provision.
- Compare the actual resources with the required resources.
- Determine whether there is a gap in resource allocation and calculate any additional resources required and the maintenance budget implications.

Following the above or a similar review, Council can make an informed decision on whether additional maintenance funding should be allocated to ensure the continued quality maintenance of open space and the appropriate allocation of people and equipment resources.

Funding Opportunities

Despite taking a hierarchy and destination approach to the Open Space Strategy 2025 (with a greater focus on higher level parks and reserves which helps to manage resource allocation) the Open Space Strategy includes a number of recommendations that could require additional funding. As such, it is necessary to consider how the various directions and actions will be funded.

1. The main funding is likely to be sourced through Council (obtained through rates and other sources). As such an assessment of whether the existing allocation of Council funds to open space is adequate to meet the directions in the Open Space Strategy 2025 will need to be undertaken now and on an ongoing basis. This will involve a regular review of the appropriateness of existing budget allocations and proposals in Council’s Long Term Financial Plan.
2. The State Government and the Federal Government are also important sources of funding with grant funding being essential to contribute to open space acquisition, improvements and specific initiatives. A good level of grant funding has been achieved by Council over recent years, particularly through the Department of Planning, Transport and Infrastructure as well as the Department of Environment and Heritage and the Office for Recreation and Sport. The City of Charles Sturt has received around \$1.5m in grant funding since the development of the 2006 Open Space Strategy. This includes significant projects linked to Coast Park and Henley Square.

The main options relating to funding are provided below for consideration, investigation and further development and the reality of each option will depend on the political and economic climate.

3. Negotiations with developers should be considered to achieve a contribution towards the development of open space and potentially the initial maintenance of open space as part of urban renewal and housing developments. Council has successfully negotiated positive arrangements with developers in the past and this should continue to be pursued.
4. Contributions to open spaces and related facilities and infrastructure by sporting groups and other organised open space users should continue to be obtained. This could include ‘in kind’ community contributions through community projects and maintenance contributions by sports.
5. Other opportunities for raising revenue such as through a rate levy, community events and community fund raising initiatives (e.g. buy a brick, sponsor a bench) can also be considered. However, these options could either be less palatable to the community (particularly an additional rate levy for open space) or resource intensive and therefore costly to coordinate.

7.3 Achieving Partnerships

As part of implementing the Open Space Strategy 2025, Council will need to seek partnership opportunities.

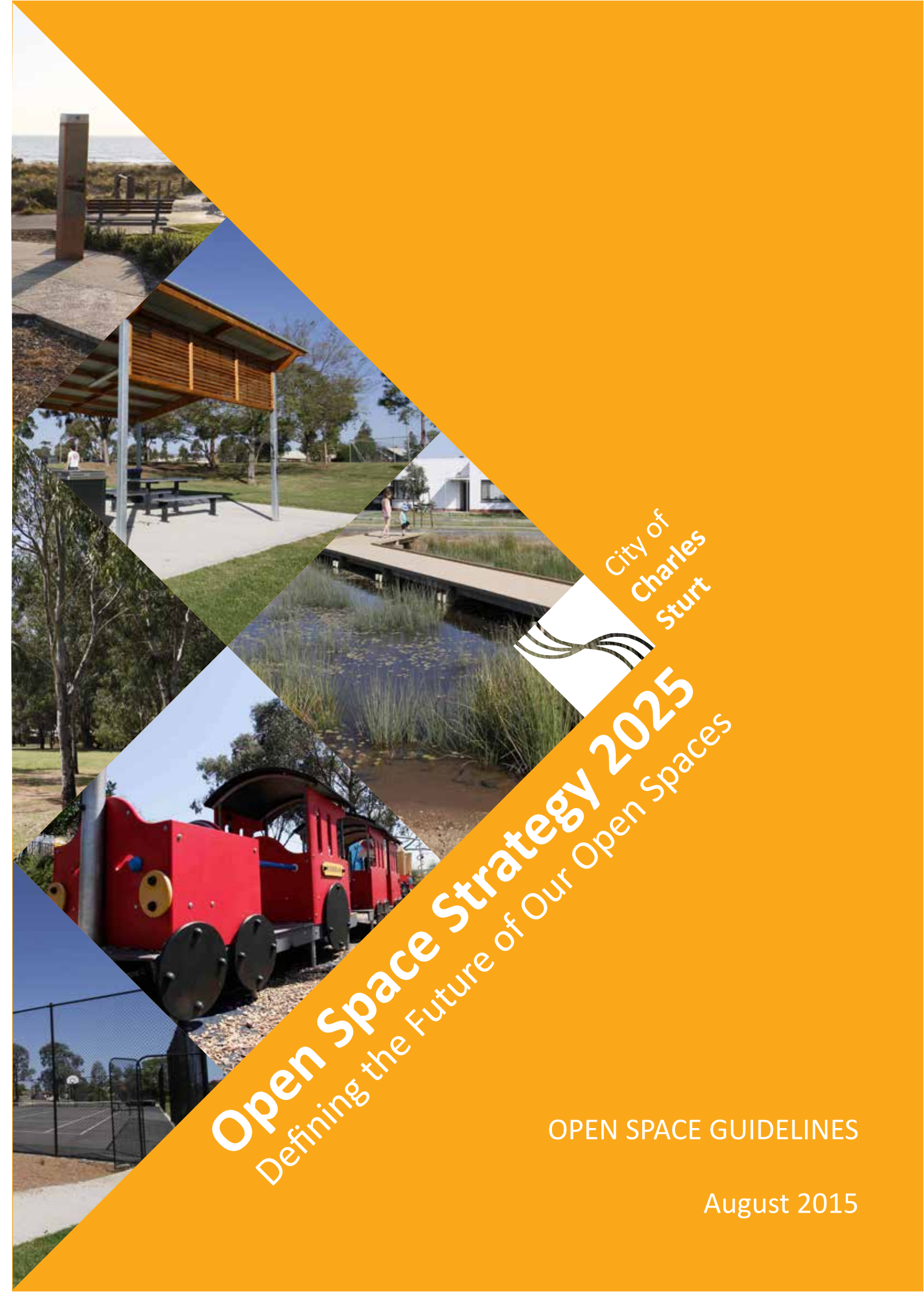
The main partnership opportunities could include:

- The establishment of partner opportunities with schools to enable community use of school grounds. This could include Council contributing to facility upgrades on school grounds. Negotiating shared-use and community access to schools located in areas that are lacking open space should be the first priority.
- Partnerships with developers regarding the provision, development and maintenance of open space including negotiations for more than 12.5% in higher density areas using the Open Space in Higher Density Developments Guide (2012) as a basis.
- Sporting and recreation groups continuing to contribute to improving facilities through fund raising, grants and in kind support.
- Partnerships with sport and recreation associations and bodies in planning for facilities and determining the priorities.
- Partnerships with community centre and facility managers and committees regarding the design and development of connected open spaces.
- Community involvement in raising funds for neighbourhood open space enhancements or contributing to reserve beautification for example through community gardens and landscaping.

Overall, a coordinated and cooperative approach to implementation will be required to achieve the Open Space Strategy 2025 including through partnerships with funding bodies, sport and community groups, schools, developers and other relevant groups in the community.

Establishing the partnerships will require a commitment of time and personnel with the need for targeted approaches and policy positions regarding partnership arrangements. A consistent and committed approach to establishing partnerships and working with partners to achieve consistent objectives, through Elected Members, senior management and all other levels of staff will be essential.

appendix a | open space guidelines



City of
Charles
Sturt

Open Space Strategy 2025

Defining the Future of Our Open Spaces

OPEN SPACE GUIDELINES

August 2015

ACKNOWLEDGEMENTS

The Open Space Guidelines are part of the City of Charles Sturt Open Space Strategy 2025.

The development of the Open Space Strategy 2025 has been led by Allison Bretones (Manager Open Space, Recreation and Property) and Jamie Hosking (Coordinator Urban Design Projects). A Council Working Party with the following members also played a key role:

- Jan Cornish, General Manager, Asset Management Services
- Allison Bretones, Manager Open Space, Recreation and Property
- Jamie Hosking, Coordinator Urban Design Projects
- Janet Willoughby, Strategic Planner, Open Space and Recreation
- Mark Hannan, Strategic Planner, Open Space Environmental Management
- Kelly Mader, Natural Resource Management Officer

The Open Space Strategy 2025 has been developed by Suter Planners and WAX Design with the following people playing a key role.

- Suzanne Suter, Principal Suter Planners (lead consultant for the study)
- Warwick Keates, Director WAX Design
- Carina Sidwell, Suter Planners & WAX Design
- Emily Moskwa, Suter Planners
- Corey Brown, WAX Design

In addition, Natalie Fuller of Natalie Fuller and Associates Pty Ltd played a key role with the consultations and Even Fung of Chris Sale Consulting provide QS input to the costing guide and analysis.

The Open Space Guidelines for the City of Charles Sturt build on guidelines developed by Suter Planners and WAX Design over recent years including for the SA Local Government Sport and Recreation Facilities Sustainability Group (LGSRFSG), District Council of Mount Barker, City of Playford, City of Holdfast Bay and the City of Charles Sturt.

CONTENTS

- INTRODUCTION
- DEFINITIONS FOR OPEN SPACE TYPES
- HIERARCHY FRAMEWORK
- OPEN SPACE DEVELOPMENT GUIDE
- OPEN SPACE IMPROVEMENT COST GUIDE
- NEW OPEN SPACE PLANNING
- OPEN SPACE REVIEW GUIDE
- PLAYGROUND PLANNING GUIDE

INTRODUCTION

The Open Space Guidelines have been developed as part of the City of Charles Sturt Open Space Strategy to further guide Council in its future provision and development of open space.

The Open Space Guidelines include:

1. Definitions for open space types.
2. A guide for adopting a hierarchy approach to open space provision and development.
3. A guide for developing the various types of open space.
4. A guide for determining the cost of open space improvements.
5. A guide for new open space and negotiating with developers on open space provision.
6. A guide for assessing whether the provision of some parcels of open space should be reviewed.
7. A guide to assist Council to plan for playgrounds.

The Open Space Guidelines collectively provide a framework for planning for and developing open space.

Developing the Guidelines has involved considering and drawing on guidelines developed by Suter Planners and WAX Design over recent years for other local councils and organisations including the District Council of Mount Barker, City of Playford, City of Holdfast Bay and the SA Local Government Sport and Recreation Facilities Sustainability Group (LGSRFSG).

The previous guidelines have been drawn on with the aim to produce a set of practical guidelines for the City of Charles Sturt that are consistent with the industry approaches whilst being unique to the City of Charles Sturt.

DEFINITIONS FOR ‘OPEN SPACE TYPES’

The City of Charles Sturt has a diversity of open space types from sportsgrounds and recreation parks to natural areas and landscapes. Definitions are provided below for the Open Space Types. Consideration is given to the appropriate development of each type of open space Types.

Open Space Type	Description
Community	Community open space is predominantly used for community buildings such as community centre or indoor sports centre.
Linear Open Space	Linear Open Spaces are linear in nature and can incorporate connected land parcels aimed at supporting walking, bike riding and other community activities. This could include major linear parks such as Coast Park and the River Torrens Linear Park, or smaller corridors connections.
Landscape Park	The primary focus of a landscape park is the landscape amenity, e.g. an urban forest or a treed park setting. Local parks that do not justify recreation facilities or other infrastructure could be defined as a Landscape Park and have a landscape rather than a recreation focus.
Natural Area	A natural area will incorporate natural landscapes with habitat sources including linked to river systems, coastal settings and other indigenous vegetation. A natural area could be located along the coastline, the River Torrens Linear Park or as part of an urban forest or wetland. There will generally be an emphasis on enhancing and protecting the natural environment and related habitat.
Recreation Park	A recreation park primarily caters for informal recreation activity such as play, physical activity, picnics, walking, bike riding, youth activities, gatherings and events through publically accessible open space. A recreation park could include grassed areas, picnic settings, play spaces, youth facilities, exercise equipment, seating, trails and pathways, landscape treatments and other infrastructure that support recreation activity.
Sportsground	A sportsground primarily caters for sport and organised activities through playing fields and other facilities, e.g. cricket pitch, football oval, tennis courts. However, this open space could also support the casual use of a space by the community for informal sport and it could include recreation areas and facilities.
Waterfront Areas	Waterfront open space is located along the coastline or along the Lake at West Lakes and has a strong water based recreation activity focus. The open space will generally be grassed or landscaped with picnic settings, playspaces and other activity opportunities. Waterfront open space could have a sports focus as well as a recreation focus e.g. surf lifesaving, sailing, rowing, canoeing, dragon boats.

HIERARCHY FRAMEWORK

The Hierarchy Approach

The City of Charles Sturt Open Space Strategy 2025 recommends a hierarchy approach to open space development and management. A hierarchy approach recognises that not all open space can or should be developed or maintained to the same standard and the approach to development and management will vary according to the type, character and potential community value of the open space.

Overall, four hierarchy levels are suggested as follows:

- Regional
- District
- Neighbourhood
- Local

These hierarchy levels are consistent with traditional approaches to hierarchy adopted across Australia.

The principle of hierarchy is catchment based (i.e. the potential for a facility or open space to draw from a certain catchment) as outlined in the hierarchy definitions on the following page.

Regional and district open space and facilities will generally be higher quality and have the potential to draw from a wide catchment while neighbourhood or local open spaces could be moderate and may only cater for a local community.

Hierarchy can be used as a basis for determining the appropriate level of development of a parcel of open space as outlined in the Open Space Development Guide.

The hierarchy of a parcel of open space can be changed by Council to reflect changing community needs, Council priorities and future improvements, although generally improvements should be consistent with the level of hierarchy allocated through the Open Space Strategy.

Hierarchy Framework Definitions

Hierarchy	Definitions	Potential Activity Level	Comments Regarding 'Type'
Regional	Regional open space has the capacity to attract or benefit people from across and beyond the City of Charles Sturt. This could be due to various factors, including larger size, higher quality, uniqueness, visitor appeal, natural value, higher profile location or the type or level of activity.	<ul style="list-style-type: none">▪ Capacity for higher grade sports teams and State or National competitions as well as other levels.▪ Potential focus on spectator sports and activities.▪ Potential major recreation or visitor focus including through community events.	<ul style="list-style-type: none">▪ A regional sports facility or recreation park could be large and good quality or unique, and could cater for a number of sports or activities.▪ A regional waterfront park will generally have high recreation value.▪ A regional natural area will have high environmental value and generally incorporate a large area, e.g. along parts of the coastline.
District	District open space has the capacity to attract or benefit people from more than one Planning Precinct. This could be due to various factors including larger size, higher quality, environmental value, visitor appeal or level of activity.	<ul style="list-style-type: none">▪ May have the potential to cater for regional competitions and events.▪ Potential to cater for a number of users and activities (shared use or multi-use).▪ Key recreation or visitor focus.	<ul style="list-style-type: none">▪ A district sports facility is likely to be a good size and cater for a number of sports.▪ A district recreation park could be large and good quality.▪ A district waterfront park could have high recreation value but be smaller or less developed than a regional waterfront park.▪ A district natural area could be a smaller land area.
Neighbourhood	Neighbourhood open space could cater for people across a Planning Precinct or a number of suburbs. It could be smaller in size, lower profile or less developed compared to district or regional open spaces. Some neighbourhood open space could be higher level to provide a destination for neighbourhoods.	<ul style="list-style-type: none">▪ Provides recreation opportunities for suburbs and neighbourhoods.	<ul style="list-style-type: none">▪ A neighbourhood recreation park could be smaller in size but still good quality (although some could have minimal development).▪ Sportsgrounds, waterfront parks and natural areas are unlikely to be neighbourhood level (they will generally have regional or district value).▪ Landscape parks that have a neighbourhood value will generally be larger and include some infrastructure to support usage, e.g. paths, seating.
Local	Local open space will generally cater for a local area (one or two suburbs). The open space is likely to be small in size and/or lower profile, less developed and basic quality, but still appealing and safe.	<ul style="list-style-type: none">▪ Likely to cater for local activities such as play, walking.	<ul style="list-style-type: none">▪ Generally only smaller recreation parks, landscape parks and streetscapes will be local level.▪ Waterfront parks, sportsgrounds and natural areas will not be local level.

Hierarchy Principles for the City of Charles Sturt

The following Hierarchy Principles recommended for the City of Charles Sturt have influenced the hierarchy levels allocated.

- 1. The waterfront open space should generally be regional or district level to reflect the importance and aquatic use of the coastline, beaches and West Lakes lakefront.
- 2. The River Torrens linear open space collectively has regional value and open space connected to the river should be regional or district level.
- 3. Sportsgrounds should be regional or district level on the basis that sportsgrounds and facilities should be high quality to cater for current needs and future population growth. Quality sports facilities that have the capacity to meet increasing demands will need to be provided.
- 4. Natural open space should generally be regional or district level to reflect the lower provision of natural open space in the City and the subsequent high value of what is provided.
- 5. Some neighbourhood parks should be higher quality and more developed to provide a recreation destination for neighbourhoods.
- 6. Local open space generally relates to smaller parcels and landscapes that have limited recreation value.
- 7. Where a Planning Precinct has a large proportion of open space it may be appropriate to allocate a local hierarchy to some larger parcels of open space to manage the level of development and ongoing maintenance.

A listing of open space in the City of Charles Sturt has been developed and this includes a suggested hierarchy and open space type allocation for each parcel of open space excluding streetscapes).

Due to the above principles and the large tracts of open space along the foreshore, lakefront and River Torrens Linear Park, a significant proportion of open space in the City of Charles Sturt justifies being higher quality regional or district level. A strong commitment to providing quality open space will contribute to the City of Charles being a quality place to live and visit.

OPEN SPACE DEVELOPMENT GUIDE

Broad principles for developing open space for each open space hierarchy level are outlined below. This is followed by principles relating to development, design and landscape for the various types of open space. A practical chart that gives an indication of the potential development of types of facilities linked to hierarchy is also provided.

Development Principles for Open Space Hierarchy Levels

Hierarchy	Broad Development Principles
Regional Open Space	<div><div>▪ Regional open space should be developed to include:</div><div><div>- High quality and distinctive settings, landscapes and art works that create a strong sense of place.</div><div>- Well designed and high quality buildings and infrastructure that support regional use (seating, shade, amenities, clubrooms).</div><div>- Multi-functional and shared-use facilities that meet user requirements (particularly for sports grounds).</div><div>- Diverse, unique, challenging and high quality activity, play and event opportunities that cater for a range of age groups and encourage a strong sense of community.</div></div></div>
District Open Space	<div><div>▪ District open space should be developed to include:</div><div><div>- Quality settings and landscapes that contribute to an appealing park or reserve.</div><div>- Good quality buildings and infrastructure that support use from across the District (seating, shade, amenities, clubrooms).</div><div>- Shared use facilities that support diverse usage and user groups.</div><div>- Diverse activity and play opportunities that cater for a range of age groups and support social connection.</div></div></div>
Neighbourhood Open Space	<div><div>▪ Neighbourhood open space should be developed to include:</div><div><div>- Appealing settings and landscapes.</div><div>- Appropriate infrastructure to support neighbourhoods (seating, shade, play).</div><div>- Various activity and play opportunities.</div></div></div>
Local Open Space	<div><div>▪ Local open space should be developed to cater for local communities but could have minimal infrastructure and a greater landscape focus.</div></div>



General Guide for Open Space Development and Design

Focus	Guideline
Open Space Design	<ul style="list-style-type: none">Open space should be designed to be good quality and functional with consideration given to the level of hierarchy and the intended usage and user needs.The design of open space should consider recreation, social and environmental objectives. This includes providing opportunities for community health, social interaction and participation in activities. Open space should be designed to provide an inclusive social environment that fosters community activation and a general sense of wellbeing and social connection.‘Universal principles’ such as Ecologically Sustainable Development (ESD), Crime Prevention Through Environmental Design (CPTED), Healthy By Design, climate change adaptation and disability access principles should be integrated within the design of open space where possible.Open space should be designed with potential connections in mind, including potential footpath and cycleway links.Open space design should consider amenity including shade and shelter, as well as, beauty and aesthetic value. This includes achieving diversity within the design of open space to create different characters, aesthetics and levels of amenity.Water Sensitive Urban Design (WSUD) principles should be adopted without impacting on open space provision and quality. The quality and function of open space should not be affected by drainage or stormwater management.Opportunities for cultural representations should be considered, particularly in relation to Aboriginal and European history.The relationship between open space and the built form should create a legible urban environment without enclosed or hidden spaces or open space being dominated by built form.Backyards should not directly adjoin open space. Open spaces should be surrounded by streets or other natural features (e.g. creeklines, landscapes) to create accessible spaces and avoid the isolation of land or hidden areas that are perceived to be unsafe.The use of multiple fencing styles and materials should be avoided to create consistent and legible open spaces. However, styles and materials could be used to differentiate Planning Precincts and open space types.
Place Making	<ul style="list-style-type: none">Place making involves planning for and designing public places to create unique, appealing, active and vibrant ‘places’ that contribute to the health and wellbeing of communities.Place making also involves the activation of places through collaboration, activities, events and infrastructure. This includes empowering individuals, groups and businesses to influence the use and vibrancy of places by creating opportunities for ‘place activation’.When planning for open space destinations and higher profile open space, a strong focus should be placed on place making and achieving unique and activated spaces that people have a strong connection to.Place Making is integral to achieving quality open space and destinations.

General Guide for Open Space Development and Design

Focus	Guideline
Landscape	<ul style="list-style-type: none">At least 75% of open space should be green space as opposed to paved plaza’s and pathways. A focus should be placed on achieving green environments with trees and landscapes that contribute to wellbeing. However, public realm areas such as the town centre and plaza’s could be more oriented more towards paving and pathways (hard surfaces).Trees, plants and landscape treatments should reflect the species Bioregion of the area and be appropriate to the character of the area, e.g. coastal, central, watercourse connection.Particular consideration should be given to trees and plants that reinforce climate change adaptation (e.g. drought tolerance, water efficiency, provision of shade), provide amenity value and seasonal variation and strengthen landscape culture.Large tree species and shrubs should be established to provide an immediate sense of maturity within open spaces. This includes good sized trees being established within streetscapes where appropriate.A balanced approach to street trees, services and vehicle movements should be adopted with the landscape being consistent with the street hierarchy and width.Landscapes should be designed to be low maintenance and realistically affordable in order to be sustainable from a management perspective.Productive (fruiting) trees and community gardens could be considered for use in parks and as part of streetscapes.
Sustainability	<ul style="list-style-type: none">Ecologically Sustainable Development (ESD) principles and climate change adaptation initiatives such as alternative energy sources, energy efficient structures and materials, water collection and managed use (e.g. automated irrigation systems), and shady settings with adaptive vegetation should be integral to building and landscape design and development in most types of open space and particularly in the developed open space.
Disability	<ul style="list-style-type: none">Disability access should be a priority where appropriate and achievable in accordance with the Disability Discrimination Act 1992, particularly when developing regional and district open space such as larger recreation parks and sportsgrounds.
Infrastructure	<ul style="list-style-type: none">Facilities and infrastructure should be well designed, robust and good quality and reflect the appropriate level of hierarchy.Toilets should only be considered in regional or district open space and where the toilet can be located to minimise impacts on residents and minimise security risks.Car parking should primarily be considered for regional and district open space including along streets. Dedicated car parking for local and neighbourhood open space would generally not be required on the basis that most residents will walk to the open space (unless the open space is a destination neighbourhood park).

Development Principles for Open Space Types

Key principals that aim to guide the development of the main types of open space are provided below.

Open Space Type	Development Principles
Sportsground	<ul style="list-style-type: none">Sportsgrounds will generally be well developed with ovals, playing fields or other activity surfaces, outdoor courts, clubrooms, amenities, car parking and lighting.Playing fields and buildings should be multi-functional and shared-use.The quality of the sporting open space should reflect hierarchy as follows:<ul style="list-style-type: none">Regional: High qualityDistrict: Good quality(refer to the definitions in the Hierarchy Framework)Regional sports grounds should be designed as Community and Sports Hubs to cater for a range of activities and users.User requirements should be taken into consideration when developing and maintaining the sporting open space.Landscapes should include grassed areas and tall trees to provide shade for spectators and players.Recreation components such as play spaces, walking and bike tracks and picnic facilities should be integrated within sporting open space where appropriate to broaden the community value and use of the open space.IPOS water efficiency targets should be met, and recycled water sources should be investigated and utilised where appropriate.
Recreation Park	<ul style="list-style-type: none">Recreation parks will generally have a strong recreation activity focus with playspaces and other activity opportunities such as ball games (courts, nets, goals, table tennis) and fitness activity opportunities (running tracks, fitness equipment).Recreation parks will vary in their level of development and quality, depending on their hierarchy as outlined in the hierarchy guide. In particular:<ul style="list-style-type: none">Regional will be high quality and provide diverse and unique activity opportunitiesDistrict will be good quality and include diverse activity opportunitiesNeighbourhood with a destination role will be good quality and include key activity opportunitiesOther neighbourhood and local parks will be basic standard and could provide fewer activity opportunitiesHigher level regional and district recreation parks will include quality support infrastructure such as toilets, pathways, picnic settings, seating and shelter (including natural shade).Recreation parks should aim to include appealing landscapes of high amenity value with grassed areas, shady trees and shrub planting.
Waterfront Area	<ul style="list-style-type: none">Waterfront parks will generally justify having a strong recreation focus with quality and soundly built infrastructure.Waterfront parks may include settings and infrastructure that support aquatic activities such as swimming, boating, canoeing, sailing. This could include jetties, pontoons, wash down areas, shelters etc.Quality club facilities and amenities should be provided where there are organised aquatic activities linked to clubs.There should be a good and safe connection to the water, e.g. ramps, pontoons, steps.Shelters, shade structures and shady landscapes should be provided to provide protection from the sun.

Development Principles for Open Space Types

Open Space Type	Development Principles
Linear Connection	<ul style="list-style-type: none">Linear connections should include good pathways that support walking and bike riding as well as other support infrastructure such as shady trees, picnic settings, sheltersRegional and district linear connections should have access to toilets where appropriate.Linear connections should aim to include appealing landscapes of high amenity with grassed areas and shady trees.
Natural Area	<ul style="list-style-type: none">Natural areas should incorporate quality environments with an emphasis on indigenous native vegetation and biodiversity where appropriate.An emphasis should be placed on managing and removing weeds, rubbish and vandalism in natural areas and watercourses.Infrastructure in natural areas should be limited to natural surface pathways, low key seating and shelters and interpretation.Activities and development should have minimal disturbance on the character and environmental value of the natural area.Where stormwater management is integrated within a natural area, the design should aim to minimise impacts on the landscape and character of the open space and increase activity opportunities, e.g. a walking track and picnic settings around a water body.
Landscape Park	<ul style="list-style-type: none">Landscape parks should be designed and maintained to enhance the appeal, function and amenity of the open space through trees and shrub planting.Landscapes within landscape parks and other open space should be sustainable and reflect the location, climatic conditions and the potential for plant adaptation.Landscape parks and landscapes should be cost effective to maintain.Water bodies should provide quality aesthetic value and be designed to provide measurable ecological values.
Community Open Space	<ul style="list-style-type: none">Open space around community facilities should be good quality and aim to complement the character and function of the related buildings.

Guide for Sports Facility Development *

Infrastructure	Regional	District
Amenity (change rooms and toilets)	<ul style="list-style-type: none"> - High quality and ideally linked to a clubroom facility - There may be a need for stand-alone amenities in addition to a club facility - Energy and water efficient 	<ul style="list-style-type: none"> - Good quality and ideally linked to a clubroom facility - Energy and water efficient
Clubroom	<ul style="list-style-type: none"> - Potentially a large high quality clubroom with viewing areas linked to revenue generation (bar, function areas etc) 	<ul style="list-style-type: none"> - Good size and good quality with potential link to revenue generation (bar, function areas etc)
Playing field surface	<ul style="list-style-type: none"> - High quality turf in accordance with IPOS standard - Potential for synthetic surface field for training and concentrated use 	<ul style="list-style-type: none"> - Good quality turf in accordance with IPOS standard - Synthetic surface not appropriate
Irrigation and drainage	<ul style="list-style-type: none"> - Automated irrigation and drainage 	<ul style="list-style-type: none"> - Quality irrigation and drainage
Outdoor court surface	<ul style="list-style-type: none"> - High quality surface (synthetic, flexible) 	<ul style="list-style-type: none"> - Quality painted acrylic surface
Lawn Bowls and Croquet	<ul style="list-style-type: none"> - High quality surface (potentially synthetic and flexible) 	<ul style="list-style-type: none"> - Quality turf (grass) surface
Field Lighting	<ul style="list-style-type: none"> - Match game standard lights in accordance with sports requirements may be appropriate subject to minimal impacts on residents (noise, vehicles, lights etc) 	<ul style="list-style-type: none"> - Quality training lights evenly distributed around the field. Minimum of 50 LUX with consideration to sports standards and level of competition
Court Lighting	<ul style="list-style-type: none"> - Match standard court lighting with minimal overspill 	<ul style="list-style-type: none"> - Good court lighting with minimal overspill
Car parking	<ul style="list-style-type: none"> - Predominantly off street car parking linked to the facility - Disability parking 	<ul style="list-style-type: none"> - A mix of off street and on street car parking - Disability parking
Alternative 'transport'	<ul style="list-style-type: none"> - Connections to key trails, pathways and public transport - Bike racks, drinking water and shelter to support bike riding to the sports facility - Promote off road trail links 	<ul style="list-style-type: none"> - Connections to pathways - Bike racks and drinking water to support bike riding to the sports facility

* This is an indication of the types of facilities that could be considered and development may not include all items or other items could be considered.

Development Guide for Recreation Parks and Waterfront Areas

Facility Component	Regional	District	Neighbourhood	Local
Buildings and Amenities	<ul style="list-style-type: none"> ▪ Kiosk or café ▪ Quality amenities potentially with showers and change areas ▪ Disability access toilets 	<ul style="list-style-type: none"> ▪ Quality amenities ▪ Disability access toilets 	<ul style="list-style-type: none"> ▪ Small amenity or may not include an amenity 	<ul style="list-style-type: none"> ▪ No amenity
Play Spaces	<ul style="list-style-type: none"> ▪ Regional play space (higher level, challenging, innovative, unique) ▪ All abilities play equipment (different age groups, disability access) ▪ Natural play elements ▪ Rubberised matting ▪ Shade structure 	<ul style="list-style-type: none"> ▪ Quality play space catering for different ages ▪ Natural play elements ▪ Natural landscape 	<ul style="list-style-type: none"> ▪ Appealing play space (including natural landscape) 	<ul style="list-style-type: none"> ▪ Local playground or no playground
Other Activity Opportunities	<ul style="list-style-type: none"> ▪ Bike and scooter tracks and jumps ▪ Skate park or skateable spaces ▪ BMX or bike jump facility ▪ Outdoor court (multi-use) ▪ Exercise equipment ▪ Other equipment and activity opportunities, e.g. Ping Pong 	<ul style="list-style-type: none"> ▪ BMX ▪ Skateable spaces or features ▪ Basketball key ▪ Jumps and tracks ▪ Exercise equipment 	<ul style="list-style-type: none"> ▪ Bike and scooter tracks ▪ Basketball key 	<ul style="list-style-type: none"> ▪ Bike jumps ▪ May not include other activity opportunities
Picnic Areas	<ul style="list-style-type: none"> ▪ Shelters ▪ Tables and benches ▪ Seating ▪ BBQ 	<ul style="list-style-type: none"> ▪ Shelters ▪ Tables and benches ▪ Seating 	<ul style="list-style-type: none"> ▪ Tables and benches ▪ Seating 	<ul style="list-style-type: none"> ▪ Seating
Pathways and Connections	<ul style="list-style-type: none"> ▪ 3m wide shared-use pathway ▪ Boardwalks ▪ Links to jetties and ramps 	<ul style="list-style-type: none"> ▪ 3m wide shared-use pathway 	<ul style="list-style-type: none"> ▪ Walking paths (2m wide) 	<ul style="list-style-type: none"> ▪ May not include pathways
Other Support Infrastructure	<ul style="list-style-type: none"> ▪ Lighting for twilight use ▪ Bins ▪ Water drinking fountain ▪ Bike racks 	<ul style="list-style-type: none"> ▪ Bins ▪ Water drinking fountain ▪ Bike racks 	<ul style="list-style-type: none"> ▪ Bins ▪ Bike racks 	<ul style="list-style-type: none"> ▪ Bins
Landscape	<ul style="list-style-type: none"> ▪ Grassed irrigated areas ▪ Trees for shade ▪ Gardens including potential productive landscapes ▪ Water features 	<ul style="list-style-type: none"> ▪ Grassed irrigated areas ▪ Trees for shade 	<ul style="list-style-type: none"> ▪ Grassed irrigated areas ▪ Trees for shade 	<ul style="list-style-type: none"> ▪ Grassed irrigated areas ▪ Trees for shade
Art Work and Innovation	<ul style="list-style-type: none"> ▪ Distinctive art work ▪ Innovative design features ▪ Unique interpretation 	<ul style="list-style-type: none"> ▪ Unique art work and design features ▪ Interpretation 	<ul style="list-style-type: none"> ▪ Landscape features 	<ul style="list-style-type: none"> ▪ Art work and innovation less appropriate

* This is an indication of the types of facilities that could be considered and development may not include all items or other items could be considered.

Chart for Determining Open Space Development

The chart provided on the following pages draws together the principles and development guidelines outlined on the previous pages. It aims to provide one easy to follow ‘practical chart’ that can be used by Council staff to determine the appropriate development of individual parks and reserves.

The chart enables staff to consider the appropriate and potential development of individual parks and reserves by taking the recommended hierarchy of each parcel of open space and the allocated open space type outlined in the Hierarchy Framework into consideration.

The chart can be used to guide future improvements to parks and reserves and also assess community requests for facilities and infrastructure (giving consideration to whether the request is consistent with the potential development chart).

Potential Development Chart

Items that Could be Considered in Open Space Types*

Facility/Infrastructure/Feature	Open Space Type						
	Sportsgrounds		Recreation Parks				
	Regional	District	Regional	District	Higher N/H	N/H	Local
Clubrooms (with social focus)	✓	✓					
Club amenities (toilets/changerooms)	✓	✓					
Public toilets	✓	✓	✓	✓			
Disability toilets	✓	✓	✓	✓			
Sports fields or ovals	✓	✓					
Sports courts (tennis, netball)	✓	✓					
Community courts	✓	✓	✓	✓			
Casual sports area			✓	✓			
Field or court lighting	✓	✓	✓				
Irrigated grassed area	✓	✓	✓	✓	✓	✓	
Event space	✓	✓	✓	✓			
Higher level playspace	✓		✓	✓			
Local playspace		✓			✓	✓	✓
Nature based play			✓	✓			
Exercise equipment	✓		✓	✓			
Youth facilities (BMX, skate)	✓		✓	✓			
Other recreation	✓	✓	✓	✓			
Dog park			✓	✓			
Community garden			✓	✓			
Picnic settings with shelters	✓	✓	✓	✓			
Picnic settings without shelters	✓	✓		✓	✓		
Seating / benches	✓	✓	✓	✓	✓	✓	✓
Drinking water	✓	✓	✓	✓	✓		
Shady trees	✓	✓	✓	✓	✓	✓	✓
Water body (wetland, creek)			✓	✓			
Natural landscape			✓	✓			
Off street car parking	✓	✓	✓	✓			
Shared use pathways	✓	✓	✓	✓			
Walking paths	✓	✓	✓	✓	✓	✓	
Bike racks	✓	✓	✓	✓	✓		
Support lighting (paths, security)	✓	✓	✓	✓	✓		
Art work	✓		✓	✓			
Signage	✓	✓	✓	✓			
Interpretation			✓	✓			

* The listing is a guide and not all items would need to be included, and other items could be considered.

Potential Development Chart (continued)

Items that Could be Considered in Open Space Types*

Facility/Infrastructure/Feature	Open Space Type					
	Waterfront		Linear Connection			
	Regional	District	Regional	District	N/H	Local
Clubrooms (with social focus)	✓					
Club amenities (toilets/changerooms)	✓	✓				
Public toilets	✓	✓	✓	✓		
Disability toilets	✓	✓	✓			
Sports fields or ovals						
Sports courts (tennis, netball)						
Community courts	✓					
Casual sports area	✓					
Field or court lighting						
Informal grassed area	✓	✓	✓	✓		
Event space	✓	✓	✓	✓		
Higher level playspace	✓	✓	✓	✓		
Local playspace		✓			✓	
Nature based play	✓	✓	✓	✓		
Exercise equipment	✓		✓			
Youth facilities (BMX, skate)			✓			
Other recreation	✓	✓	✓	✓		
Dog park			✓			
Community garden			✓			
Picnic settings with shelters	✓	✓	✓	✓		
Picnic settings without shelters	✓	✓	✓	✓	✓	
Seating / benches	✓	✓	✓	✓	✓	✓
Drinking water	✓	✓	✓	✓		
Shady trees	✓	✓	✓	✓	✓	✓
Water body (wetland, creek)	✓		✓	✓		
Natural landscape	✓	✓	✓	✓	✓	✓
Off street car parking	✓		✓	✓		
Shared use pathways	✓	✓	✓	✓		
Walking paths	✓	✓	✓	✓	✓	
Bike racks	✓	✓	✓	✓		
Support lighting (paths, security)	✓	✓	✓	✓		
Art work	✓	✓	✓			
Signage	✓	✓	✓	✓		
Interpretation	✓	✓	✓			

* The listing is a guide and not all items would need to be included, and other items could be considered.

Potential Development Chart (continued)

Items that Could be Considered in Open Space Types*

Facility/Infrastructure/Feature	Open Space Type			
	Natural Area		Landscape Park	
	Regional	District	N/H	Local
Clubrooms (with social focus)				
Club amenities (toilets/changerooms)				
Public toilets				
Disability toilets				
Sports fields or ovals				
Sports courts (tennis, netball)				
Community courts				
Casual sports area				
Field or court lighting				
Informal grassed area				
Event space				
Higher level playspace				
Local playspace				
Nature based play				
Exercise equipment				
Youth facilities (BMX, skate)				
Other recreation				
Dog park				
Community garden				
Picnic settings with shelters				
Picnic settings without shelters				
Seating / benches	✓	✓	✓	✓
Drinking water				
Shady trees	✓		✓	✓
Water body (wetland, creek)	✓	✓	✓	
Natural landscape	✓	✓	✓	✓
Off street car parking	✓			
Shared use pathways	✓			
Walking paths	✓	✓		
Bike racks				
Support lighting (paths, security)				
Art work				
Signage				
Interpretation	✓			

* The listing is a guide and not all items would need to be included, and other items could be considered.

OPEN SPACE IMPROVEMENT COST GUIDE

A guide has been developed to assist Council to determine the cost of future open space improvements.

The guide includes a base square metre cost for irrigated and non-irrigated open space as well as indicative costs for key infrastructure items that could be included within different types of open space.

The guide has been developed as an Excel file that can be used as a working document proforma by Council to determine the indicative cost of improvements as projects are undertaken.

The cost guide has involved input from a cost planner (Chris Sale Consulting) and open space, recreation and design planners (Suter Planners and WAX Design).

OPEN SPACE IMPROVEMENT COST PROFORMA

Facilities	Indicative Cost Calculation Tool						
	Facility Description	Quantity	Unit	Low rate	High rate	\$ Lower	\$ Upper
Base grassed area not irrigated (recreation park, waterfront, linear)	Grassed area with some trees / basic landscaping	1	m2	50	75	\$ 50.00	\$ 75.00
Base grassed area irrigated (recreation park, waterfront, linear)	Grassed area with some trees / basic landscaping	1	m2	75	100	\$ 75.00	\$ 100.00
Playspace	a. Regional playspace (innovative, challenging)	1	Playspace	600000	1200000	\$ 600,000.00	\$1,200,000.00
	b. District playspace (quality, distinctive)	1	Playspace	300000	600000	\$ 300,000.00	\$ 600,000.00
	c. Neighbourhood or local level (basic play)	1	Playspace	150000	300000	\$ 150,000.00	\$ 300,000.00
	d. Nature Oriented Play	1	Playspace	150000	600000	\$ 150,000.00	\$ 600,000.00
Skate Park or Facility	a. Regional or district. Flexible design (caters for skate, bike, scooters)	1	m2	550	750	\$ 550.00	\$ 750.00
	b. Neighbourhood level (smaller, less challenging)	1	m2	350	450	\$ 350.00	\$ 450.00
BMX	Dirt bike jump facility	1	m2	150	650	\$ 150.00	\$ 650.00
Exercise Equipment	Exercise equipment pieces (generally 3-4 in regional setting)	1	Piece	75000	150000	\$ 75,000.00	\$ 150,000.00
Trails / Pathways	a. 3m wide concrete	1	m2	75	120	\$ 75.00	\$ 120.00
	b. 2.5m wide concrete	1	m2	70	110	\$ 70.00	\$ 110.00
	c. 2m wide natural (dolomite)	1	m2	65	80	\$ 65.00	\$ 80.00
Picnic Settings and Park Furniture	a. Gazebo or shelter with BBQ	1	Item	75000	150000	\$ 75,000.00	\$ 150,000.00
	b. Tables and benches	1	Item	15000	30000	\$ 15,000.00	\$ 30,000.00
	c. Seating/ benches	1	Item	2000	10000	\$ 2,000.00	\$ 10,000.00
Clubrooms	a. New Clubroom (single storey)	1	m2	3000	4000	\$ 3,000.00	\$ 4,000.00
	b. New clubroom double storey with lift	1	m2	3500	4500	\$ 3,500.00	\$ 4,500.00
	b. Major refurbishment of existing clubroom	1	m2	2200	3000	\$ 2,200.00	\$ 3,000.00
Club Amenities (Toilet and Change)	a. New Club Amenities (changerooms, toilets, kiosk, meeting room)	1	m2	3500	4500	\$ 3,500.00	\$ 4,500.00
	b. Major Refurbishment of existing Club Amenities (changerooms, toilets, kiosk, meeting room)	1	m2	2200	3000	\$ 2,200.00	\$ 3,000.00

OPEN SPACE IMPROVEMENT COST PROFORMA (CONTINUED)

Facilities	Indicative Cost Calculation Tool						
	Facility Description	Quantity	Unit	Low rate	High rate	\$ Lower	\$ Upper
Public Toilet	a. New Public Toilet (including disability toilet)	1	m2	3500	4000	\$ 3,500.00	\$ 4,000.00
	b. Major Refurbishment of existing Public Toilet	1	m2	2200	3000	\$ 2,200.00	\$ 3,000.00
Oval	a. High grade irrigated oval	1	m2	200	300	\$ 200.00	\$ 300.00
	b. Irrigated oval	1	m2	100	200	\$ 100.00	\$ 200.00
Cricket Pitch	a. Turf	1	m2	250	350	\$ 250.00	\$ 350.00
	b. Synthetic (base is concrete)	1	m2	150	200	\$ 150.00	\$ 200.00
	c. Concrete	1	m2	100	200	\$ 100.00	\$ 200.00
Sports Courts	a. New sports court (netball/basketball)	1	Court	50000	60000	\$ 50,000.00	\$ 60,000.00
	b. Major upgrade of existing court	1	Court	20000	30000	\$ 20,000.00	\$ 30,000.00
Car parking	a. Bitumen	1	m2	75	95	\$ 75.00	\$ 95.00
	b. Gravel/ dolomite	1	m2	45	65	\$ 45.00	\$ 65.00
Lighting	a. Oval lighting (4 poles)	1	Per light	40000	50000	\$ 40,000.00	\$ 50,000.00
	b. Court lighting	1	Per light	30000	40000	\$ 30,000.00	\$ 40,000.00
	c. Support lighting (paths, security)	1	Per light	20000	30000	\$ 20,000.00	\$ 30,000.00
Additional infrastructure	a. For regional or district reserve (bike racks, drinking water, signage)	1	Allowance	150000	650000	\$150,000.00	\$ 650,000.00
	b. For neighbourhood or local reserve (signage)	1	Allowance	50000	100000	\$ 50,000.00	\$ 100,000.00
Landscape	a. Trees and natural	1	m2	50	100	\$ 50.00	\$ 100.00
	b. Manicured garden landscape with irrigation	1	m2	100	200	\$ 100.00	\$ 200.00
Artwork and Interpretation	Allocation for innovation and design (including park furniture, would only relate to regional and district open space)	1	Allowance	50000	350000	\$ 50,000.00	\$ 350,000.00
OTHER UNIQUE ITEMS SUCH AS DOG PARKS AND COMMUNITY GARDENS WOULD REQUIRE THEIR OWN DETAILED COSTINGS.							

The above figures exclude the following:
1. GST (10%)
2. Professional Fees (approx 10%)
3. Builders Preliminaries and overheads
4. Design and Construction Contingencies

NEW OPEN SPACE PLANNING

The Open Space Strategy 2025 highlights that there will be a need for additional ‘new’ open space:

- In areas of the City of Charles Sturt that have a current lack of supply such as In parts of Planning Precinct D and Planning Precinct B.
- Where housing development or urban renewal is proposed such as the AAMI Stadium site and in the Seaton and Woodville West areas.

As such, a guide for obtaining appropriate open space and negotiating with developers is required.

The Open Space Acquisition Guide provided on the following pages has been developed to assist the planning for open space in new development and redevelopment areas and for guiding other land acquisition opportunities in areas that are lacking open space. The Open Space Development Guide should also be considered when planning for and developing additional open space.

New Open Space Considerations

Items to consider in planning for new open space and acquiring open space are outlined in the chart below.

WHEN TO CONSIDER NEW OPEN SPACE	WHAT TO CONSIDER WITH NEW OPEN SPACE
<ul style="list-style-type: none">When open space is lacking (residents are further than 300 metres from usable open space) e.g. parts of Planning Precinct D and Planning Precinct B.As part of a new development area to meet the needs of the new population (local needs) e.g. AAMI Stadium.As part of urban renewal to improve the amount and quality of open space and meet future community needs e.g. Seaton and Woodville West urban renewal areas.When open space in an area is too small and not meeting community needs (e.g. open space is less than 0.15 ha in size and a park should be increased to meet needs).Where there is a need and potential to improve the function and value of open space through land acquisition (particularly where open space is lacking).Where there is a need to complete or improve a linear connection.	<ul style="list-style-type: none">Aim for quality open space that has the potential to be functional and meet community needs.Aim for well located and accessible open space with good connections to other open space and community or urban centres.Seek a minimum of 12.5% in accordance with legislation unless there is an existing adequate provision of open space. Also consider the ideal minimum provision of 3.0 hectares per 1,000 people.

Guide for Acquiring New Open Space

Focus	Guideline
Open Space Provision in New Development and Redevelopment Areas	<ul style="list-style-type: none">The amount of open space allowed for in new housing developments should generally represent 12.5% of the development area in accordance with the SA Development Act 1993. However, where there is a high supply of open space nearby this figure could be reduced in return for a funding contribution.The open space provision in new development areas should ideally be at least 3.0 hectares per 1,000 (based on anticipated future population figures). This matches the potential future provision in the City of Charles Sturt (based on the existing open space provision and a future population of 125,889 as at 2026). However, where sporting open space is not provided the provision could be 2ha per 1,000 people (this should be the minimum amount).
Open Space Size and Location	<ul style="list-style-type: none">A hierarchy approach to open space provision should be adopted in accordance with the size of the development or redevelopment area. Larger developments should aim to include district and higher level neighbourhood parks.All residents should at least be within 300 metres of open space. Residents in higher density areas should be within 250 metres of open space.Open space should be a minimum of 0.25 ha in size to be functional and support activity opportunities. District and higher level neighbourhood parks should be larger than this.Sportsgrounds should be a minimum of 3.5 hectares in accordance with PLA Industry Benchmarks.District and higher level neighbourhood open space should be located on primary or distributor roads and have a higher profile.Generally land that is difficult to access such as ‘land locked’ sites behind housing or industrial estates will not be accepted as open space.
Function and Usability	<ul style="list-style-type: none">Land allocated for open space should be usable and ‘fit for purpose’ (i.e. of sufficient size and layout to meet the intended uses).Open space should generally be at least 20 metres in width to be usable. However, narrower open space could be considered in terms of a boulevard, greenway or other connection.Land that has quality issues may not be accepted as open space unless the issues can be cost effectively addressed. Some potential quality issues could include:<ul style="list-style-type: none">Land slope or topographyFloodingSalinityErosionSite contaminationChemicals and hazardous materialsLand required for stormwater management will generally not be accepted as open space unless the land also has quality recreation potential.

Guide for Acquiring New Open Space

Focus	Guideline
Open Space Type Considerations	<ul style="list-style-type: none">▪ New development and redevelopment areas should have at least one usable recreation park that provides a ‘destination’ for the community (i.e. a place to gather and for children, young people and other age groups to pursue activity). This should be a ‘district’ or ‘high level neighbourhood’ park depending on the size of the development area.▪ Destination parks should be at least 0.5 hectares in size although a smaller park (at least 0.3 ha in size) designed to a high standard could be appropriate, particularly in smaller and higher development areas.▪ If a good sized recreation park (at least 0.5 hectare in size) is located within 200 metres of the new development or redevelopment area, it may be appropriate for this park to be the ‘destination’. However, if this is the case there should be good connections to this open space through off road trails or pathways.▪ Linear open space, ‘greenways’ and boulevards with good off road trails and pathway and cycle networks should be considered to create a highly walkable development.▪ Open space that has a biodiversity value should be included within new development areas where possible to provide a connection to nature and habitat for birds and other wildlife. This could include watercourse corridors, areas with remnant vegetation or areas with tall tree species.▪ Sporting open space will generally not be provided in a new development area due to the land size required. However, a contribution towards sporting open space outside of the development area may be required and could be negotiated accordingly, particularly for larger developments.▪ Where there is an existing sportsground within a new or redevelopment area, this should be good quality, designed to be accessible to the general community and incorporate recreation components (playspace, bike riding and walking areas, picnic and viewing settings).
Landscape	<ul style="list-style-type: none">▪ Existing large and significant tree species within new and redevelopment areas should be retained where possible within open space and streetscapes.
Planning	<ul style="list-style-type: none">▪ The provision, location and character of open space should be planned for in advance to ensure there is an appropriate amount and diversity of quality open space to meet potential community needs.▪ Natural conservation areas and heritage items that justify protection should be defined in early planning and incorporated within the open space provision or the development design.▪ Clearly defined open space development and maintenance guidelines should be established prior to development (including agreements with developers).▪ The lifecycle and replacement requirements of open space, facilities and landscapes should be understood through the planning process to guide ongoing asset management and renewal.

OPEN SPACE REVIEW GUIDE

Community Land Revocation

Whilst the City of Charles Sturt is not seeking to dispose of community land, there could be occasions where there is justification to review the provision of a parcel of land. Key principles that can be used by Council to assess the potential revocation of Council owned community land for possible disposal, are provided below.

- The revocation of community land should only be considered if:
 - The ‘community land classification’ of the land can be revoked under the South Australian Local Government Act 1999.
 - There is minimal impact on the character and cultural fabric of the City of Charles Sturt and the related social, recreation and environmental values of Council and the community.
 - There is an adequate supply of usable open space in the surrounding area, e.g. residents will be within 300m of other open space that is useable for informal recreation (this could include a park, a sportsground or linear park).
 - The community land has limited current or potential value, e.g. the land is relatively undeveloped and/or its further development is not essential due to social, recreation and environmental values being met through other nearby open space.
 - There is an appropriate spread and hierarchy of reserves following the disposal of the land, i.e. the integrity of the reserve system is maintained with a balance of different types of open space.
 - The community land has no heritage value and/or sites or buildings of heritage significance can be preserved.
 - Current and future opportunities for linking open space and/or links to community facilities will not be lost.
 - The revocation of the land will not impact on the conservation values of a corridor or natural area or the conservation linkages between open space.
 - The land is not a conservation site or the revocation of the land will not affect a conservation site.

- Generally community land revocation will target smaller land parcels that are not required to meet the social, recreation and environmental needs of Council and the community.
- The revocation of community land could involve reducing the size of a land parcel, where the existing size is not justified from the perspective of cost and community need and where a smaller area of open space could adequately meet the social, recreation and environmental needs and values of the community.
- The main purpose of any revocation of community land should be to obtain funds so that the development and maintenance of other open space and community facilities can be enhanced.
- Where part of a reserve is revoked, the new development (e.g. housing) should face onto the remaining reserve to maximise surveillance, access and use. Open space should not be located behind backyards.

Process for Revoking Community Land Classification

In accordance with the South Australian Local Government Act 1999, the community land classification must be revoked before the rationalisation of community land can be considered. In particular, the Local Government Act 1999 Section 201 states that a Council may dispose of community land after revocation of its classification as such.

In accordance with the Local Government Act 1999 Section 194 the following process should be followed to revoke the community land classification of a land parcel.

- The Council must prepare a report on the proposal to revoke the Community Land classification that:
 - Gives the reasons for the proposal
 - Indicates any dedication, reservation or trust to which the land is subject
 - States whether there is an intention to sell or dispose of the land, and if so detail any Government assistance given to acquire the land and the intended use of the proceeds
 - States how the implementation of the proposal will affect the area and the local community
 - If Council is not the land owner, states any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification
- In this report it would be appropriate to include the detailed analysis and response to the Land Rationalisation principles and criteria outlined on the previous and following pages.
- The Council must follow relevant steps set out in its public consultation policy and appropriately consult with the community. Section 50 of the Local Government Act 1999 states that Council must prepare and adopt a public consultation policy that guides decision making. Council’s consultation policy should include a section that specifically guides consultations regarding land rationalisation and revoking Community Land classification.
 - The Council must submit the proposal with a report on all submissions made on it as part of the public consultation process to the Minister.
 - If the Minister approves the proposal, the Council may make a resolution revoking the classification of the land as community land.

Assessment Criteria for Community Land Revocation

The following chart provides a guide for assessing the types of open space that could be considered for land revocation. Most of the criteria should be met for community land to be considered for revocation and before moving to the next step in the assessment, i.e. consultation with the community.

Reserve Type	Assessment Criteria
Park (local)	<ul style="list-style-type: none">▪ Another larger and/or higher standard park or reserve (that can provide a local park setting) is located within 300m of surrounding residents.▪ The park is too small to be of recreation value, i.e. it is less than 0.15ha and not required for conservation or as a buffer.▪ The location is poor, e.g.:<ul style="list-style-type: none">- difficult access- high vehicle traffic area▪ The park is not required to support nearby existing or potential medium or high density housing.▪ Use of the site for recreation activity or movement is low.▪ The loss of trees or vegetation would be minimal and there is no impact on the conservation value of the land.
Park (neighbourhood)	<ul style="list-style-type: none">▪ Another higher standard neighbourhood or larger park is located within 300m of surrounding residents.▪ Use of the site for recreation activity is low.▪ The park is not required to support existing or potential medium or high density housing in or near the neighbourhood.▪ Part revocation of the park will enhance the quality, safety and usability of the park.▪ Part revocation will have no impact on the level of utility of the park.▪ The loss of trees or vegetation would be minimal and there is no impact on the conservation value of the land.
Landscape Park	<ul style="list-style-type: none">▪ The surrounding area has a high supply of open space.▪ The existing or potential landscape value is limited.▪ The loss of the open space will not impact on the character or diversity of the area.▪ The land has no recreation or environmental value.

Note that land revocation is not recommended for sportsgrounds, waterfront open space, linear connections or natural areas (coastal and watercourse). These types of open space have high value from a recreation, sport and environmental perspective.

Consultation with the Community

Prior to revoking or part revoking community land, Council should appropriately inform and consult with the community to ensure that people understand the reasons for revocation and have the opportunity to raise any concerns. As a minimum, Council must comply with the consultative requirements of the South Australian Local Government Act 1999.

Three key ‘consultation principles’ should be taken into account when proposing the revocation of community land as follows:

- The consultation process must comply with the requirements of the South Australian Local Government Act 1999 and Council’s related consultation policies.
- The level of consultation undertaken should reflect the potential community interest and impact. For example, a larger reserve is likely to have greater interest and require a more thorough approach to consultation, including consultation with a wider catchment of people.
- Where a community is likely to be impacted on by a proposed revocation, more than one method should be used to inform affected people. Not all people will read the local paper and other methods should be considered such as a letter to residents and a notice at the reserve.

Council should develop a specific consultation strategy when proposing the revocation of a parcel of community land, giving consideration to the potential community interest and impacts.

PLAYGROUND PLANNING GUIDE

The Playground Guide is based on planning undertaken for the City of Canterbury in NSW. The Guide has been evolved to reflect the specific character of the City of Charles Sturt.

The Playground Guide includes:

- Playground Principles
- Play Definitions
- Playground Hierarchy Framework
- Playground Infrastructure Provision Guide
- Playground Review Guide

Playground Principles

The following principles aim to guide the provision, development and management of playgrounds in the City of Charles Sturt.

Play Provision

A spread of playgrounds should be provided across the City to meet community and visitor needs. PLA Industry Benchmarks can be used as a guide: 1:2000 Neighbourhood, 1:8,000 to 10,000 District, 1:50,000 Regional.

Hierarchy

A hierarchy approach to provision, development and management should be adopted that is consistent with the hierarchy of the park or reserve in which the playground is located.

Play Value vs Asset Procurement

An emphasis should be placed on increasing play value, where the desired play value should determine what the asset will be like rather than the asset defining the playspace character.

Diversity

A diversity of play experiences should be provided to cater for different levels of ability, including children with a disability, toddlers and older children.

Challenge and Innovation

Challenging and innovative play experiences and settings should be considered including nature based play.

Integrated Design

An integrated approach to design that connects different age groups and abilities should be adopted.

Playspaces for Families

Playgrounds should be designed to provide an appealing playspace for children and families, including through recreation settings and connections to other activity opportunities.

Quality and Safety

Playgrounds and associated amenities and infrastructure should continue to be maintained to a good quality in accordance with Australian Standards, safety requirements and the designated hierarchy level.

Play Definitions

The terms Playground and Playspace have a different meaning as outlined in the following definitions used in the industry.

A **playground** is an outdoor area set aside for recreation and play, especially one containing equipment such as seesaws and swings that particularly cater for children. Source: www.thefreedictionary.com

Playspaces are where children and youth can play and be physically active. **Playspaces** can include publicly accessible playgrounds, indoor and outdoor recreational facilities, skate parks, parks, fields, trails and greenways. Source: www.healthycommunitieshealthyfuture.org

Based on these definitions, a playground is a playspace. However, the term playspace also relates to other facility types. As such this guideline is referred to as the ‘Playground Guideline’ and playspace is used as a secondary term.

Other terms used in the Guideline include:

Play Value: The level of benefit of the play experience including the level of challenge, fun, or learning and skills development opportunities.

Innovation: The uniqueness, creativity and level of challenge associated with the playground or playspace.

Integrated Design: The connection of different age groups and levels of ability through flexible and linked play equipment designed to cater for different abilities.

Family Space: An open space that is oriented towards supporting family activity and family connection, including play and other recreation and social activities.

Playground Hierarchy Framework

Definitions for playgrounds are provided below to assist in future planning and development.

Hierarchy	Definition	Provision	Playground Features	Other Facilities *
Regional	<p>A regional playground should have the potential to attract and benefit people from across and beyond the City due to its uniqueness, innovation, quality, size, location or other key features.</p> <p>A regional playground could include a number of pieces of equipment and cover a large footprint, or it could be smaller where the regional value is due to its location, quality and the unique character of the equipment or broader playspace setting.</p>	<p>Regional playgrounds should be located in high profile and larger reserves that already attract large numbers of users.</p> <p>Generally regional playgrounds should be located in regional parks.</p>	<p>Regional playgrounds should include ‘all abilities’ components and cater for a range of age groups and abilities (including children with a disability).</p> <p>A particular emphasis should be placed on including unique and innovative play equipment and integrating landscape (nature) and art work to create a distinctive and highly appealing play destination.</p>	<p>Regional playgrounds should include toilets (ideally accessible to people with a disability), car parking, shelters, seating, picnic settings, pathways, lighting, drinking water and other features. The emphasis should be on creating an appealing family and children oriented space and supporting lengthy stays (a morning, afternoon or early evening) with opportunity for meals and social gatherings.</p>
District	<p>A district playground should have the potential to attract and benefit people from across a number of Planning Precincts. The playground should be good quality, creative, unique and well located, but may not be as substantial as a regional playground (in relation to size, quality or innovation).</p>	<p>District playgrounds should be linked to district and regional parks that are already well used and justify a quality play experience.</p>	<p>District playgrounds should aim to cater for various age groups and some could be designed to cater for ‘all abilities’ (including children with a disability). The play equipment and landscape should be very good quality and innovative, with the aim to create a unique and appealing play experience.</p>	<p>District playgrounds should include or be connected to infrastructure that supports community activity. In particular, seating, shelter, picnic settings, pathways and drinking water should be provided.</p>

Playground Hierarchy Framework (continued)

Hierarchy	Definition	Provision	Playground Features	Other Facilities
Neighbourhood	<p>A neighbourhood playground will cater for a Planning Precinct or a number of suburbs and be good quality with a number of equipment pieces.</p> <p>Some neighbourhood playgrounds will justify being higher quality and more innovative than a usual neighbourhood playground. The aim of a higher level neighbourhood playground is to provide a local destination that people can walk to and easily access.</p>	<p>Neighbourhood playgrounds will generally be located in neighbourhood parks.</p> <p>Some district parks may only justify a higher level neighbourhood playground.</p>	<p>Neighbourhood playgrounds could be basic in character but sturdy and good quality.</p> <p>A higher level neighbourhood playground should include unique features that broaden the play value, e.g. some unique pieces of equipment, appealing landscape.</p>	<p>The infrastructure linked to a neighbourhood playground could be limited to seating natural shade and paths.</p> <p>Additional infrastructure will be justified for a higher level neighbourhood playground such as tables and benches, shelter and drinking water.</p>
Local	<p>A local playground will cater for a local area and could be small and relatively basic.</p>	<p>Local playgrounds will be provided to support play where it is not appropriate to have a higher level playground.</p> <p>Local playgrounds will generally be located in local parks.</p>	<p>Local playgrounds could be basic in character and relatively small (potentially with only a few pieces of equipment).</p>	<p>The infrastructure will be limited although seating should be provided with natural shade.</p>

Playground Infrastructure Provision Guide

A guide for providing infrastructure for each playground hierarchy (in addition to the playground) is provided below.

Potential Infrastructure	Regional	District	Higher Level Neighbourhood	Neighbourhood	Local
Off street car parking	✓				
Toilets	✓	✓			
Disability Toilets	✓				
Seating/ Benches	✓	✓	✓	✓	✓
Tables and benches	✓	✓	✓		
Large Shelter (large groups)	✓				
Small shelters	✓	✓	✓		
Bubbler/ drinking water	✓	✓	✓		
Pathway	✓	✓	✓	✓	
Bike racks	✓	✓	✓		
Lighting (for twilight use)	✓				
Art work / sculptures	✓	✓			
Signage	✓	✓	✓	✓	
Interpretation	✓				

Shade Provision

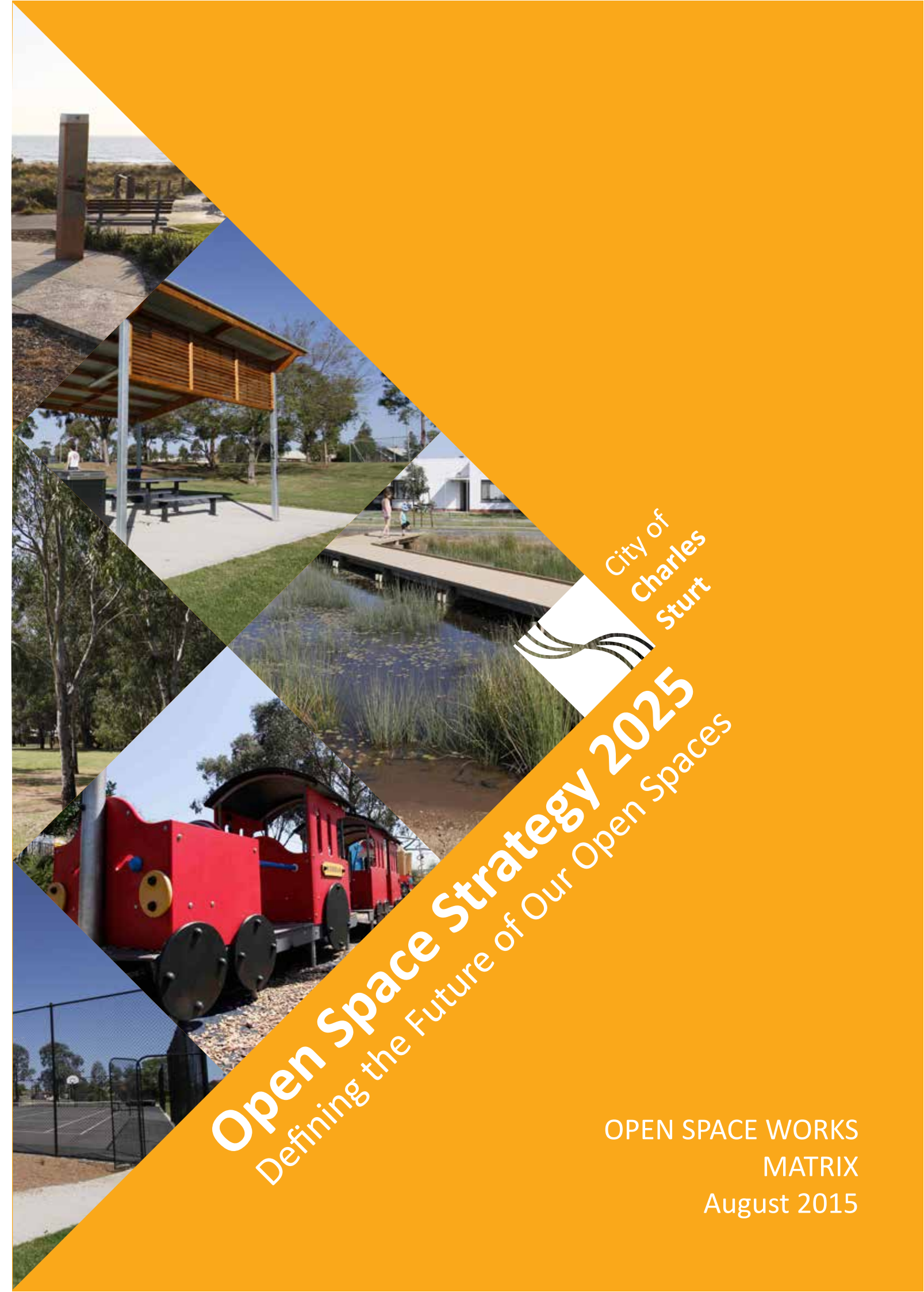
Shade Provision	Regional	District	High Level Neighbourhood	Neighbourhood	Local
Major Shade Structure *	✓				
Moderate Sized Shade Structure		✓	✓		
Moderate Sized Shade Structure with Natural Shade	✓	✓	✓		
Natural Shade Only (unless a temporary structure is required while trees grow to an appropriate			✓	✓	✓

Playground Review Guide

The following guide aims to assist Council to review existing playgrounds to determine whether any should be removed in the future.

1. Consider removing a playground if the following applies:
 - The playground is in poor condition or there are safety issues; and
 - The playground is not well used; and
 - The location is poor (low profile, difficult access, park is too small etc); and
 - There are higher quality playgrounds located nearby that will adequately meet the needs of the community.
2. Consider whether surrounding residents will be located within 300m of a playground that is easy to access (i.e. with no barriers such as major roads and railway lines) if the playground is removed.
3. Ensure that replacing the playground on the site is not required. This will involve confirming that the location is not ideal and that there is an adequate provision of accessible playgrounds nearby in the area.
4. Consult with the community to ensure that the removal of the playground will not impact on children and families in the area.
5. Consider opportunities to enhance other playgrounds nearby to compensate for the removal of the playground and discuss these opportunities with the surrounding community.

appendix b | open space works matrix



City of
Charles
Sturt

Open Space Strategy 2025
Defining the Future of Our Open Spaces

OPEN SPACE WORKS
MATRIX
August 2015

PRECINCT A

GIS Code	ID	Reserve Name	Suburb	Hierarchy	Open Space Type	Recommended Works and Projects	Priority
R21277	691	RTLP - Adam Street Reserve	Hindmarsh	Regional	Linear Open Space	1. Enhance the viewing area 2. Upgrade pathway.	2
R21263	677	River Park Reserve	Allenby Gardens	Regional	Linear Open Space	1. Upgrade pathway 2. Upgrade picnic settings 3. Create higher level play space 4. Upgrade landscape	1
R20670	84	Brompton Linear Reserve	Brompton	District	Linear Open Space	1. Upgrade pathway 2. Upgrade landscape	3
R20595	9	Allenby Gardens Reserve	Allenby Gardens	District	Recreation Park	1. Upgrade play space (higher level play) 2. Upgrade picnic settings 3. Create grassed flexible area for casual sport	2
R21070	484	MJ McInerney Reserve	West Croydon	District	Recreation Park	1. Develop Master Plan for the site 2. Upgrade picnic settings 3. Upgrade play space and activity areas 4. Upgrade landscape	1
R20992	406	Langman Reserve	West Hindmarsh	Neighbourhood	Recreation Park	1. Develop concept plan 2. Upgrade park furniture 3. Upgrade outdoor court	2
R20592	6	Albert Greenshields Reserve	Ridleyton	District	Recreation Park	1. Implement existing site Master Plan 2. Create a casual sports space	2
R20740	154	Croydon Avenue Reserve	West Croydon	Neighbourhood	Recreation Park	1. Develop concept plan 2. Upgrade park furniture 3. Upgrade outdoor courts	2
R20741	155	Croydon Bowling Club	Ridleyton	Neighbourhood	Sportsground	1. Investigate opportunities to broaden use and better link to Albert Greenshields Reserve	3
R20600	14	Alton Reserve	Kilkenny	Neighbourhood	Recreation Park	1. Upgrade play space and activity court 2. Upgrade picnic settings 3. Upgrade landscape	2

PRECINCT B

GIS Code	ID	Reserve Name	Suburb	Hierarchy	Open Space Type	Recommended Works and Projects	Priority
R20713	127	Civic Centre		District	Community	1. Upgrade landscape 2. Incorporate art work	2
R21337	751	Sparrow Reserve	Woodville North	Neighbourhood	Recreation Park	1. Broaden play opportunities	3
R21343	757	St Clair Oval No 3 - Outer	Woodville	District	Sportsground	1. Review building suitability in consultation with sports	2
R21347	761	St Clair Recreation Reserve	Woodville	Regional	Sportsground	1. Implement Concept Plan	1

PRECINCT C

GIS Code	ID	Reserve Name	Suburb	Hierarchy	Open Space Type	Recommended Works and Projects	Priority
R21287	701	RTLP - Tedder Reserve	Flinders Park	Regional	Linear Open Space	1. Enhance pathway 2. Upgrade picnic settings 3. Upgrade play space 4. Upgrade landscape	1
R21357	771	Sunningdale Reserve	Fulham Gardens	Neighbourhood	Recreation Park	1. Redesign the park to support casual sports activities 2. Consider toilets to support users 3. Increase tree planting and landscape	2
R20722	136	Collins Reserve - Outer	Kidman Park	District	Sportsground	1. Continue improved recreation and event spaces 2. Undertake sports buildings improvements 3. Establish regional play destination (including nature play).	2
R20828	242	Flinders Park Oval - Outer	Flinders Park	District	Sportsground	1. Upgrade playground 2. Enhance buildings	3

PRECINCT D

GIS Code	ID	Reserve Name	Suburb	Hierarchy	Open Space Type	Recommended Works and Projects	Priority
R21458	872	Woodville Oval Dog Club	Woodville South	District	Sportsground	1. Develop Master Plan for the whole Woodville Oval site	2
R20749	163	Dampier Reserve	Findon	Neighbourhood	Recreation Park	1. Enhance play space 2. Enhance landscape (trees and other plantings)	3
R21308	722	Shandon Reserve	Seaton	Neighbourhood	Recreation Park	1. Enhance landscape (trees and vegetation)	3
R21038	452	Matheson Reserve - Outer	Findon	District	Sportsground	1. Develop Master Plan for the site	2
R20856	270	Gleneagles Reserve - Outer	Seaton	District	Sportsground	1. Create event space 2. Provide community access toilets 3. Enhance playground 4. Upgrade sports club building	1
R21131	545	Pedlar Reserve - Outer	Seaton	District	Sportsground	1. Enhance buildings 2. Upgrade lighting 3. Create appealing recreation area 4. Increase large trees around the outer	1
R21388	802	Toogood Reserve	Beverley	Neighbourhood	Sportsground	1. Design space to be more appealing and usable (including events and temporary activities)	2
R20816	230	Findon Reserve	Findon	District	Sportsground	1. Upgrade park furniture upgrade 2. Create small events space 3. Increase shady trees	2

PRECINCT E

GIS Code	ID	Reserve Name	Suburb	Hierarchy	Open Space Type	Recommended Works and Projects	Priority
R21069	483	Mirani Court Reserve	West Lakes Shore	District	Waterfront	1. Enhance landscape 2. Improve park furniture	2
R21145	559	Point Malcolm Reserve	Semaphore Park	Regional	Waterfront	1. Develop a Master Plan for the site 2. Enhance picnic settings 3. Enhance play and activity opportunities (nature focus) 4. Enhance landscape	1
R21114	528	Ozone Reserve	Henley Beach South	District	Waterfront	1. Further improve quality of infrastructure (picnic settings, seating, viewing) 2. Further enhance landscape	2
R21427	841	West Beach Foreshore	West Beach	District	Waterfront	1. Upgrade toilet facilities	2
R20684	98	Cable Station Reserve	Tennyson	District	Waterfront	1. Enhance landscape 2. Upgrade picnic settings 3. Upgrade park furniture 4. Improve lighting	2
R21073	487	Moredun Reserve	Tennyson	District	Waterfront	1. Enhance landscape 2. Upgrade picnic settings 3. Upgrade park furniture 4. Improve lighting	2
R21297	711	Sandpiper Reserve	West Lakes Shore	District	Waterfront	1. Enhance landscape 2. Upgrade park furniture 3. Improve lighting	2
R21274	688	Rowing Club Reserve	West Lakes	Regional	Waterfront	1. Enhance landscape 2. Upgrade picnic settings 3. Upgrade park furniture 4. Improve lighting	2
R21397	811	Towpath Reserve	West Lakes	Regional	Waterfront	1. Enhance picnic settings 2. Upgrade play facilities 3. Create appealing event and community activity space	2
R21299	713	Scullers Reserve	West Lakes	District	Waterfront	1. Enhance landscape (including irrigation) 2. Upgrade park furniture 3. Investigate toilets and storage	2



PRECINCT E (continued)

GIS Code	ID	Reserve Name	Suburb	Hierarchy	Open Space Type	Recommended Works and Projects	Priority
R21110	524	Oarsman Reserve	West Lakes	District	Waterfront	1. Create quality Lake destination and aquatic area 2. Enhance landscape 3. Upgrade park furniture 4. Upgrade pathways	1
R20617	31	Aquatic Reserve	West Lakes	Regional	Waterfront	1. Develop Master Plan for the site 2. Undertake building improvements 3. Undertake BMX improvements	1
R21383	797	Tiranna Reserve	West Lakes	District	Waterfront	1. Enhance picnic settings 2. Enhance play space	2
R20720	134	Colin Sellars Reserve	Henley Beach	District	Linear Open Space	1. Pathway upgrade 2. Enhance recreation setting 3. Landscape enhancement	3
R20702	116	Chambers Reserve	Henley Beach	District	Linear Open Space	1. Upgrade pathway 2. Enhance recreation setting 3. Undertake landscape enhancement	3
R212279	693	RTLP - Breakout South Reserve	Henley Beach South	Regional	Linear Open Space	1. Undertake biodiversity enhancements	2
R212280	694	RTLP - Breakout North Reserve	West Beach	Regional	Linear Open Space	1. Undertake biodiversity enhancements	2
R20868	282	Grange Lakes Reserve - South	Grange	District	Natural Area	1. Further enhance natural settings 2. Enhance play (including nature based play) 3. Enhance picnic settings and park furniture 4. Provide drinking water (where feasible)	3
R20867	281	Grange Lakes Reserve - North	Grange	District	Natural Area	1. Further enhance natural settings 2. Enhance play (including nature based play) 3. Enhance picnic settings and park furniture 4. Provide drinking water (where feasible)	3
R20961	375	Johns Reserve	Henley Beach	Neighbourhood	Recreation Park	1. Enhance landscape 2. Upgrade park furniture	3
R20589	3	AD Whiteford Reserve	Henley Beach South	District	Recreation Park	1. Improve play space 2. Upgrade picnic facilities 3. Strengthen pathway connection 4. Investigate off leash dog area	2

PRECINCT E (continued)

GIS Code	ID	Reserve Name	Suburb	Hierarchy	Open Space Type	Recommended Works and Projects	Priority
R21053	467	Menkens Reserve	Henley Beach	Neighbourhood	Recreation Park	1. Increase trees	2
R21004	418	Lines Reserve	Grange	Neighbourhood	Recreation Park	1. Undertake tree planting (potential urban forest)	3
R21314	728	Sid Knight Reserve	Henley Beach	Neighbourhood	Recreation Park	1. Upgrade pathway 2. Enhance recreation settings 3. Undertake landscape enhancements	3
R20842	256	Freshwater Lake	West Lakes	District	Recreation Park	1. Improve park design 2. Increase biodiversity 3. Investigate alternative water sources to fill lake 4. Enhance landscape	2
R20870	284	Grange Recreation Reserve - Oval	Grange	Regional	Sportsground	1. Upgrade or establish new clubrooms 2. Upgrade lighting 3. Upgraded car park 4. Enhance recreation and viewing areas 5. Increase shady trees and landscape	1
R20964	378	Jubilee Reserve - Outer	West Lakes Shore	Regional	Sportsground	1. Upgrade sports club facility (storage, change facilities, kiosk, operations space) 2. Consider lighting for car park 3. Enhance play space	2
R20907	321	Henley and Grange Memorial Oval - Outer	Henley Beach	Regional	Sportsground	1. Review planning for the site 2. Enhance park furniture 3. Enhance play space 4. Enhance skate facility	2
R20869	283	Grange Recreation Reserve - Outer	Grange	Regional	Sportsground	1. As per ID 284 Grange Recreation Reserve - Oval	1
R20905	319	Henley and Grange Memorial Oval - Skate	Henley Beach	District	Sportsground	1. Enhance skate facility (as per ID 321)	2