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**City of Playford**  
**Open Space Guidelines 2018**

**August 2018**

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## 1.0. INTRODUCTION

The purpose of the Open Space Guidelines is to inform the development, design and management of open spaces within the City of Playford. The Guidelines have been developed in conjunction with the Open Space Strategy 2018.

The Guidelines aim for quality and innovative outcomes within Council's open spaces but are not intended to be applied as strict standards.

They form part of a suite of documents that influence the provision, siting, design, development and management of open space within the City of Playford.

Open space refers to land that is owned or under the care and control of Council and is provided for the benefit of the community. Open space is land that is undeveloped or 'open' in nature and provides for informal and organised recreation opportunities. It also includes land that has low recreation function but possesses an environmental value.

This document focuses on open spaces used for informal recreation uses. The Playford Sportsgrounds Directions Study (2014) is the primary document that guides the establishment and design of formal sports facilities.

### City of Playford Open Space Document Suite

Playford Council Development Plan	A statutory document that provides high level guidance on the provision, siting and layout of open space	Key document that informs the assessment of land division applications lodged by developers
City of Playford Open Space Strategy 2018	Provides directions for improving the provision, quality and access of open space throughout the City	Key document that informs the initiation of new open space projects/investment decisions
City of Playford Sportsground Directions Study (2014)	Identifies existing and future sports infrastructure needs in Playford based on population benchmarks	Key document that informs the initiation of new sports infrastructure projects / investment decisions
City of Playford Open Space Guidelines 2018 (this document)	Provides guidance on the design of open spaces including management, disposal and acquisition	Key document that informs the concept design of open space and decisions around acquisition and disposal
City of Playford Land Division Guidelines 2015	Provides technical guidance for developers e.g. street tree placement, kerb design requirements etc	Key document that informs the detailed design and construction phases of open space
Playford Community Land Management Plans	Identifies the purpose of Council's open space land holdings and provides objectives for how open spaces should be managed.	A requirement under the Local Government Act for all land classified as 'community land'.



Fremont Park

## 2.0. OPEN SPACE VISION AND PRINCIPLES

The vision for open space in the City of Playford over the next 10 years is as follows:

*The City of Playford will have an equitable provision of diverse and quality open spaces that support healthy and connected communities.*

The following six key Principles and associated will support the realisation of the Vision.

Principles	Guidelines to support Principles
A good <b>provision</b> of open space to meet community needs	<ul style="list-style-type: none"> <li>At least 3 hectares of useable open space per 1,000 people should be provided (a lesser amount may be acceptable if there is already useable open space in the locality).*</li> <li>Most households should be within 400 metres from useable open space.**</li> <li>Open spaces should be equitably spread across the City so that all communities have opportunities to pursue formal and informal recreation and sport activities.</li> <li>Rural areas should have access to useable and quality open spaces linked to the main towns</li> <li>The amount of open space should be balanced with the need for quality open spaces.</li> </ul>
<b>Diverse and quality</b> open spaces	<ul style="list-style-type: none"> <li>Open spaces should be good quality and provide diverse facilities that encourage people of all ages and abilities to use open spaces and be active.</li> <li>A mix of open spaces types should be provided to cater for diverse community interests (recreation, sport, natural).</li> <li>Development and management of open space should reflect the hierarchy of the reserves (regional, district, neighbourhood or local) based on their type, size, location and character.</li> <li>Investment in open space should seek to maximise community benefit and meet local community needs.</li> </ul>
<b>Accessible</b> recreation and sport opportunities	<ul style="list-style-type: none"> <li>Open spaces should be available for the general public and exclusivity of use should be limited (outside of use by sporting clubs as per their lease/licence agreements with Council).</li> <li>Open spaces should be accessible for cyclists and pedestrians.</li> <li>Open space destinations should be easy to locate and provide appropriate car parking.</li> <li>Open spaces should be accessible to people with disability or mobility impairment.</li> </ul>

Principles	Guidelines to support Principles
	<ul style="list-style-type: none"> <li>Connected linear open spaces that support the movement of people (walking, bike riding, jogging) through the open space network should be provided.</li> </ul>
Quality open space <b>destinations</b> at key locations	<ul style="list-style-type: none"> <li>Unique high quality parks and reserves should be created and maintained across the City to provide destinations for community activities and events.</li> </ul>
<b>Sustainable</b> open spaces	<ul style="list-style-type: none"> <li>Natural assets should be managed to improve or increase habitats for wildlife and help to respond to climate change.</li> <li>Sustainable practices should be adopted in the design and management of open spaces (water management, energy efficiency etc).</li> <li>Open spaces should incorporate native vegetation and other vegetation that provides habitat for wildlife and which incorporates connected open space corridors.</li> </ul>
Open spaces that are <b>safe, activated</b> and create a <b>sense of place</b>	<ul style="list-style-type: none"> <li>Communities should be consulted as part of open space planning to ensure useable and safe spaces are developed that meet community needs.</li> <li>Key open spaces and destinations should be activated through activities, events and facilities that increase the vibrancy and safety of the open space.</li> <li>Open spaces should create a sense of place through facilities, signage, art and activities that reflect the history, culture and identity of Playford and the community.</li> </ul>

\* Benchmark open space provision varies between States and ranges between 2.83 hectares per 1,000 people up to 5 hectares per 1,000 people <sup>1</sup>

\*\* 400 metres is considered a comfortable 5 minutes walking distance.<sup>2</sup>

### Definitions:

Useable open space: spaces that are able to be utilised for recreation or sport

Quality open space: spaces that are useable and appealing (visually appealing, comfortable, safe)

1. City of Charles Sturt, *Principles and Guidelines: Best Practice Open Space in Higher Density Developments Projects*, prepared by Suter Planners (lead consultant), p.3.

2. Healthy Spaces & Places, *Design Principles: A National Guide to Designing Places for Healthy Living*, p.3 and Government of South Australia (2017) *The 30 Year Plan for Greater Adelaide*, p.73

### 3.0. OPEN SPACE HIERARCHY AND FACILITIES GUIDE

The following tables provide guidelines for the development of open spaces in accordance with open space hierarchy and type.

The open space 'type' refers to a space's categorisation (e.g. park, sportsground, wetland etc).

The hierarchy (regional, district, neighbourhood, local) refers to the catchment area or the distance a user may travel to visit the site and will be influenced by the size, quality and range of facilities provided.

#### **Regional Parks and Reserves** (excluding sport)

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>• Should be a minimum of 4 hectares in size</li> <li>• Recreation destination that will potentially draw people from outside the Council area.</li> <li>• Should provide a focal point in the region due to the size, unique character or diverse features of the park or reserve</li> <li>• Should incorporate quality, unique and diverse facilities</li> <li>• Should include multi-function spaces that accommodate a range of recreation activities</li> <li>• Should have the capacity to cater for large numbers of users</li> <li>• Should have the capacity to support extended visits (several hours)</li> <li>• Can be designed to host major events and gatherings</li> <li>• Could have the capacity to be activated in the evening</li> <li>• Should include mature trees and quality landscaping</li> <li>• Could include natural habitat (large trees, local native vegetation) and refuge for wildlife</li> <li>• Should connect to public transport and/or main roads</li> </ul>	<ul style="list-style-type: none"> <li>• Entry statements</li> <li>• Trees and landscaping</li> <li>• Irrigated grassed areas</li> <li>• Seating</li> <li>• Shelters (including for large groups)</li> <li>• BBQs</li> <li>• Pedestrian paths</li> <li>• Cycle paths</li> <li>• Playspaces</li> <li>• Other activity structures (e.g. basketball half court, exercise equipment, skate/BMX, soccer goals)</li> <li>• Civic events / performance space</li> <li>• Specialised spaces (e.g. dog park)</li> <li>• Park lighting</li> <li>• Bins</li> <li>• Drinking fountains</li> <li>• Bicycle racks</li> <li>• Signage (reserve name sign, way finding, interpretative)</li> <li>• Public art</li> <li>• Wifi</li> <li>• Public toilets</li> <li>• On-site car parking</li> </ul>

\* Facilities that could be provided noting it is not essential to provide all facilities



Fremont Park



## District Parks and Reserves (excluding sport)

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>Should be a minimum 3 hectares in size</li> <li>Will cater for households within a 2km radius and some facilities will attract people from beyond the district</li> <li>Potential local recreation destination (a focus for surrounding neighbourhoods)</li> <li>Should provide an appealing and good quality recreation setting</li> <li>Should include diverse facilities and activity opportunities</li> <li>Should have the capacity to cater for a range of user groups</li> <li>Should have the capacity to support large numbers of users linked to activities and events</li> <li>Could have the capacity to be activated in the evening</li> <li>Should have good tree canopy</li> <li>Could include natural habitat (large trees, local native vegetation) and refuge for wildlife</li> </ul>	<ul style="list-style-type: none"> <li>Trees and landscaping</li> <li>Irrigated grassed areas</li> <li>Seating</li> <li>Shelters (small groups)</li> <li>BBQs</li> <li>Pedestrian paths</li> <li>Cycle paths</li> <li>Playspaces</li> <li>Recreation activity structures (e.g. basketball half court, exercise equipment, soccer goal)</li> <li>Events space (for small events)</li> <li>Specialised spaces (e.g. dog park)</li> <li>Park lighting</li> <li>Bins</li> <li>Drinking fountains</li> <li>Bicycle racks</li> <li>Signage (reserve name sign, way finding, interpretive)</li> <li>On-site car parking</li> <li>Public art</li> <li>Public toilets</li> <li>Wifi</li> </ul>

## Neighbourhood Parks and Reserves (excluding sport)

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>Should be a minimum 0.5 - 1 hectare</li> <li>Will serve households within 500 metre radius</li> <li>Will provide a focus for local recreation activities (e.g. dog walking, children's play)</li> <li>Should be good quality and appealing</li> <li>Should include good tree canopy</li> <li>May include natural habitat (local native vegetation) and refuge for wildlife</li> <li>Potential link to local schools and community facilities</li> </ul>	<ul style="list-style-type: none"> <li>Trees for shade</li> <li>Irrigated grassed areas</li> <li>Seating</li> <li>Shelters (small groups)</li> <li>Pathways</li> <li>Playspace</li> <li>Other recreation structures (e.g. basketball half court)</li> <li>Bins</li> <li>Drinking fountain</li> <li>BBQ</li> <li>Reserve name sign</li> </ul>



Secombe Street Neighbourhood Reserve, Elizabeth Grove

\* Facilities that could be provided noting it is not essential to provide all facilities

### Local Parks and Reserves (excluding sport)

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>• Should be a minimum 0.2 hectares and up to 0.5 hectare in size</li> <li>• Will serve local residents within 300 metres</li> <li>• Typically short periods of use (in minutes)</li> <li>• Could have a landscape or recreation focus</li> <li>• Will contribute to visual amenity and character of neighbourhood</li> </ul>	<ul style="list-style-type: none"> <li>• Trees for shade</li> <li>• Playspace in larger and well located parks</li> <li>• Paths in larger and well located parks</li> <li>• Irrigated grassed area near activity spaces (other spaces may not be irrigated)</li> <li>• Seating</li> <li>• Bin</li> <li>• Shelter</li> <li>• Reserve name sign</li> </ul>



Pipkin Local Reserve, Elizabeth East

### Minor Parks and Reserves (excluding sport)

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>• Minor Parks typically provide minimal recreation value either due to their size (generally less than 0.2 hectares) or because they have little to no recreation function.</li> <li>• Parks under 0.2 hectares in size are not desired (larger useable open spaces are preferred). However there may be times when a smaller space is appropriate.</li> <li>• Minor parks may contribute to the visual amenity and character of the area or serve as a pedestrian connection.</li> <li>• Some minor parks may be appropriate for future upgrades to function as a higher order park (e.g. local park) or be identified as surplus to requirements.</li> </ul>	<p>No specific facilities are recommended; however the following may be appropriate:</p> <ul style="list-style-type: none"> <li>• Trees for shade</li> <li>• Seating</li> <li>• Paths where the reserve has a value as a pedestrian connection.</li> </ul>



Example of one of Playford's many minor parks

\* Facilities that could be provided noting it is not essential to provide all facilities



**Linear Open Space and Corridors** (generally District)

Development Considerations	Facilities*
<ul style="list-style-type: none"><li>• Forms part of the urban trail network, providing walking and cycling pathways, usually offset from road corridors.</li><li>• May follow waterways or natural features such as valleys.</li><li>• Acts as a connector between neighbourhoods or urban destinations, such as shopping centres, sportsgrounds or recreation parks.</li><li>• Will typically function at a District level (i.e. may draw populations from a 2km radius)</li><li>• May incorporate activity nodes along the route (e.g. playspaces, picnic areas, fitness equipment)</li><li>• Will often include natural habitat (large trees, local native vegetation) and refuge for wildlife</li></ul>	<ul style="list-style-type: none"><li>• Trees and landscaping</li><li>• Pedestrian / cycle pathways</li><li>• Seating</li><li>• Shelters</li><li>• Activity nodes (e.g. with irrigated grass, playspace, picnic area, fitness equipment)</li><li>• Drinking fountains</li><li>• Bins</li><li>• Public lighting</li><li>• Signage (name of linear trail, way finding, distance markers)</li></ul>



Linear trail, Gloucester Drive Reserve, Craigmore

**Regional Sportsgrounds** (based on City of Playford Sportsgrounds Directions Study, 2014)

Development Considerations	Facilities*
<ul style="list-style-type: none"><li>• Regional sportsgrounds will include sports facilities that draw participants and spectators from across and beyond the City of Playford (e.g. facilities that cater for high grades, major netball or tennis complex, defined baseball facility)</li><li>• Potential to support higher level competitions and events (State or National level)</li><li>• Will generally justify high quality facilities, buildings and infrastructure</li><li>• Regional sportsgrounds could incorporate:<ul style="list-style-type: none"><li>- Sports Hub development (multi-functional with a range of facilities)</li><li>- Shared / multi-use to meet diverse community needs</li><li>- Connected facilities and services</li></ul></li><li>• Some regional facilities will justify dedicated playing areas or facilities, e.g. hockey, netball</li><li>• Regional sports facilities should be developed and maintained to a high quality and meet user/sports association 'standard' requirements</li><li>• Where there is space, regional sportsgrounds should incorporate recreation elements (e.g. picnic areas, playspaces)</li><li>• Regional sports facilities should have capacity to cater for spectators</li></ul>	<ul style="list-style-type: none"><li>• Larger club facility with function and associated facilities (bar, commercial kitchen, toilets)</li><li>• Good size change rooms including for away teams and provision for males and females (e.g. uni-sex design)</li><li>• Outdoor entertainment and function spaces</li><li>• High quality grass or synthetic surface playing fields</li><li>• Quality hardcourt surfaces (flexible rubberised surface, painted)</li><li>• Turf or synthetic cricket pitches (as appropriate)</li><li>• Seating for spectators including potential grandstand or tiered seating</li><li>• Lighting adequate for night competitions</li><li>• Off street and on street car parking</li><li>• Potential informal recreation facilities as per those listed in Regional Parks and Reserves.</li></ul>



Argana Park  
Regional  
Sportsground,  
Elizabeth Downs

\* Facilities that could be provided noting it is not essential to provide all facilities



**District Sportsgrounds** (based on City of Playford Sportsgrounds Directions Study, 2014)

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>District sportsgrounds will include sports facilities that draw participants and spectators from across the City of Playford</li> <li>Likely to be larger in size, higher quality and have the capacity to support higher level competitions (e.g. regional competitions)</li> <li>Will cater for a range of competition levels and training, including higher levels (potentially regional competitions and events)</li> <li>District sportsgrounds should: <ul style="list-style-type: none"> <li>Meet diverse community needs (including through multi-functional spaces)</li> <li>Have the capacity for shared-use</li> <li>Include connected facilities and services</li> </ul> </li> <li>District sportsgrounds should be developed and maintained to a good quality and meet user/sports association 'standard' requirements</li> </ul>	<ul style="list-style-type: none"> <li>Club facility with function capacity but may not be large</li> <li>Change rooms appropriate for the sports including provision for males and females (e.g. uni-sex design)</li> <li>Quality grass surface playing fields</li> <li>Good hardcourt surfaces (painted, bitumen)</li> <li>Synthetic cricket pitches</li> <li>Lighting adequate for training</li> <li>Seating and shelters</li> <li>Off street and on street car parking</li> <li>Potential informal recreation facilities as per those listed in District Parks and Reserves.</li> </ul>



Dauntsey Reserve  
District  
Sportsground  
Elizabeth

**Neighbourhood Sportsgrounds** (based on City of Playford Sportsgrounds Directions Study, 2014)

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>Neighbourhood sportsgrounds will generally cater for one or two Planning Precincts (as defined in the Sportsground Directions Study)</li> <li>Generally smaller in size and less developed compared to district or regional sportsgrounds</li> <li>The focus is mainly on middle and lower grade competitions, including juniors</li> <li>Includes provision for competitions and training</li> <li>Neighbourhood sportsgrounds should be developed and maintained to a good standard</li> </ul>	<ul style="list-style-type: none"> <li>Amenities including change and toilet facilities, kiosk and operating spaces</li> <li>Safe and well maintained grass surface playing fields</li> <li>Maintained bitumen hardcourt surfaces</li> <li>Synthetic or concrete cricket pitches</li> <li>Lighting adequate for training suitable to most sports (100 LUX) or no lighting provided</li> <li>Viewing areas and seating</li> <li>On street parking</li> <li>Potential informal recreation facilities as per those listed in Neighbourhood Parks and Reserves.</li> </ul>

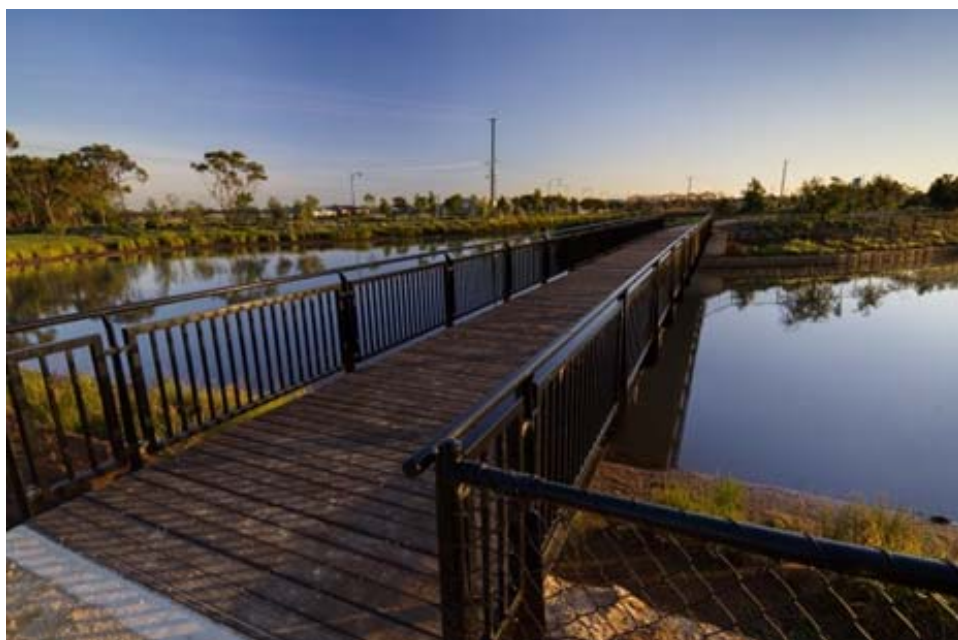


Broadmeadow Oval, Neighbourhood sportsground, Elizabeth North

\* Facilities that could be provided noting it is not essential to provide all facilities

## Wetlands

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>• Contributes to urban stormwater management systems</li> <li>• Due to their size, scale and function wetlands will usually service a district or regional population catchment</li> <li>• Wetlands are commonly included in new greenfield urban developments and will be developed with associated recreation features (paths, seating, lookout points etc)</li> <li>• Will include wetland landscape and provide refuge for wildlife</li> </ul>	<ul style="list-style-type: none"> <li>• Wetland/ riparian landscape</li> <li>• Boardwalk</li> <li>• Informal recreation elements as per those listed in Regional and District Parks and Reserves facilities lists.</li> </ul>



Munno Para wetlands boardwalk

## Windbreak

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>• Provides a buffer from the impacts of main roads upon adjacent land uses, especially housing</li> <li>• May include natural habitat (large trees, local native vegetation) and refuge for wildlife</li> <li>• Provides visual relief within the urban environment and can function as a screen between residential properties and busy roads and railways</li> <li>• May include pathways as part of a linear connection</li> <li>• Minimal activation</li> </ul>	<ul style="list-style-type: none"> <li>• Trees and vegetation</li> <li>• Pedestrian / cycle paths if part of linear connection</li> </ul>



Windbreak, Coventry Road,  
Davoren Park

\* Facilities that could be provided noting it is not essential to provide all facilities



## Civic Space

Development Considerations	Facilities*
<ul style="list-style-type: none"> <li>Located within centres or large reserves, usually at a regional or district level, but may occur on a smaller scale at a Neighbourhood level</li> <li>Provides a multifunctional space that has the capacity to accommodate a range of uses, including recreation and community activities</li> <li>Closely aligned with the adjacent built form in terms of activation at the edge of the space</li> <li>Generally experiences a high concentration of users and justifies being good quality and sturdy</li> <li>Formalised space that will often act as a conduit to commercial or civic facilities</li> </ul>	<ul style="list-style-type: none"> <li>Trees and structures for shade</li> <li>Seating</li> <li>Event space</li> <li>Public toilets</li> <li>Public lighting</li> <li>Bins</li> <li>Drinking fountain</li> <li>Public art</li> <li>Wifi</li> <li>Solar phone charging station</li> <li>Signage (wayfinding, interpretive)</li> </ul>



Prince George Civic Plaza, Elizabeth

## Metro Open Space System (MOSS)

The City of Playford includes land that is part of the Metropolitan Open Space System (MOSS) that provides a linked system of public and private open space in and around Greater Adelaide. MOSS land has an open or natural character and development of that land must be in accordance with the relevant provisions in Council's Development Plan.

Much of the land identified as MOSS, and which is in Council ownership, is land adjacent to creek systems and therefore will mostly function as linear open space at a District level.

Remnant native vegetation within MOSS land is protected under the Native Vegetation Act 1991.



Grassy woodland in Hillbank that forms part of Council's MOSS system

\* Facilities that could be provided noting it is not essential to provide all facilities

## 4.0. OPEN SPACE GENERAL DESIGN GUIDELINES

The following guidelines should be considered when designing open spaces. The guidelines are primarily informed by the Healthy by Design SA matrix, prepared by the Heart Foundation.

The design of a park or reserve will depend on a range of factors such as its position within the reserve hierarchy, open space provision in the locality, the needs of the community and available budget.

### 4.1. Connections / walking & cycling paths

- Path networks should be continuous, unhindered and safe
- Paths networks should create logical/legible connections and utilise desire lines
- Wayfinding signage should be included where required
- Pathways should be suitable for people with mobility impairments or disabilities (suitable widths and surfaces)
- Fences and barriers should be minimised
- Pathways should encourage use through the provision of shade, seating and 'lookout' opportunities

### 4.2. Crime Prevention Through Environmental Design (CPTED)

- Reserve designs should allow for people to see and be seen (enabling passive surveillance).
- Shade structures and planted vegetation should allow for clear sightlines (low vegetation up to 70 centimetres and trees with clear sightlines up to 2.4 metres).
- Reserve designs should avoid the creation of concealment or entrapment opportunities.
- Blank walls should be minimised and screened with artwork, vegetation or interesting materials.
- Solid fencing within reserves should be avoided and any walls should be low.
- Public lighting requirements should be considered (refer to lighting guidelines in Section 9).
- Recreation spaces and facilities should be connected, e.g. integrating skate and BMX facilities with broader recreation spaces.

- CCTV cameras could be considered in higher risk parks and reserves, but ideally these spaces would be activated and designed to be safe in the first place.

### 4.3. Signage

Signage should be provided to facilitate wayfinding to reserves and within reserves, particularly for high order/destination reserves. Signage should be:

- Clear and concise (this can include using images instead of words and using designs, text sizes and colours that are easy to read)
- Positioned adjacent to pathways or at predictable locations
- Have consistent and interesting designs
- Not 'clutter' a reserve
- Provide options for sight impaired people (e.g. raised lettering, braille or audio options)

The incorporation of interpretive signage should be considered where appropriate, such as to provide information about native vegetation or historical context of a site.

Wayfinding signage can incorporate distance markers and directions to reserves or destinations along/near open spaces. Wayfinding signage is particularly important for higher order parks and along key linear connections.



Interpretive signage at the Little Para Seed Orchard, Hillbank



#### 4.4. Facilities

- Open spaces should include facilities appropriate to the type and hierarchy of the open space (refer the Open Space Development Guide, Section 3.0).
- Facilities should be diverse to cater for a range of ages, interests and abilities.

#### 4.5. Shade

- Natural shade should be utilised as the first priority.
- Shade structures should be provided where there is no existing natural shade and/or it is not appropriate to plant trees (e.g. due to proximity of built structures or safety issues).
- Built shelters should be provided to support extended stays in parks and reserves.
- Shade should be located in high activity areas (e.g. near playspaces and within BBQ areas).

#### 4.6. Safety

- Open spaces should be designed and managed to ensure the personal safety of park users and should incorporate CPTED design principles.
- Facilities and infrastructure should be sturdy, structurally sound and safe to use.
- Climbing on buildings and infrastructure should be discouraged through design.
- Infrastructure should not facilitate inappropriate access to adjoining properties.
- Open space facilities and spaces should be located and designed to achieve passive surveillance.
- Tree maintenance and management should be considered in areas that are designed to attract people (e.g. playspaces, seating areas, running tracks etc) in the interests of public safety.
- Fencing or landscaping should not hinder sightlines for pedestrians or vehicles using the adjacent footpath and road networks.

#### 4.7 Access friendly

- Pathways should be provided that support mobility of older adults, people using mobility scooters, prams and people with disability. This should include pathways that access seating, picnic areas and recreation facilities.
- Facilities within regional and district open spaces should be designed to be accessible to people with a disability.
- Park furniture such as picnic tables, drinking fountains and BBQs should be

designed so that they accommodate and are accessible for wheelchair users, particularly in regional and district open spaces.

- Seating options should be provided away from active recreation areas where people will feel comfortable to observe (quieter, less likely to be hit by a ball).
- Playspace designs should be disability-friendly for both caregivers and children (refer to Section 5.4 for further information).
- Bollards, gates and chicanes should not prevent access for mobility impaired persons.
- Loose/gravel pathways should be avoided to facilitate easier mobility for older adults and people with disability.
- Tactile indicators and braille signage options should be considered within higher order open spaces.
- Steep slopes, especially in close proximity to pathways, should be avoided.
- The incorporation of sensory elements (touch, sound, smell) should be considered as part of the design of parks and playspaces to increase inclusion for people who are vision impaired or with disabilities that respond to sensory stimulation.

#### 4.8 Interface with adjacent areas

- Reserve designs should minimise conflict with adjacent dwellings e.g. 'noisy' areas such as playgrounds or dog parks should be located away from adjoining residential properties.
- The role of reserves should be considered in the context of surrounding uses, linkages to other destinations and likely users.
- Pathways should be provided to achieve linkages and people movement between open spaces.



Shade structure, Arura Reserve, Davoren Park

## 4.9 Landscape, trees and biodiversity

Landscaping should be used to enhance biodiversity and support objectives of the 30 Year Plan for Greater Adelaide, including:

- Supporting urban biodiversity in metropolitan areas
- Restoring watercourses
- Establishing linked networks of open space
- Encouraging the use of local indigenous species
- Creating connected greenways in transit corridors, along linear trails, major watercourses and the coast

Local native plants should be the main species chosen for planting in open space corridors as they are best suited to local soils and climate.

Developers should contact Council or use an online 'Plant Selector Tool' available from <http://plantselector.naturalresources.sa.gov.au/> to guide landscaping projects.

The planting and retention of trees should be based on a 'right tree species in the right location' principle, which includes consideration of their impact at maturity.

Refer to Section 10 'Environment' for further guidelines relating to natural assets.

## 4.10 Water Sensitive Urban Design

Management of water within reserves is important to avoid unnecessary generation of stormwater run-off and reduce the need for irrigation. This can be achieved through:

- Maximising use of porous pavements and surfaces
- Considering stormwater harvesting and re-use opportunities
- Use of detention basins
- Selecting plant and tree species that are suitable for climate and soil conditions, including a preference for local native species
- Utilising stormwater management solutions that have multiple uses e.g. to improve water quality, provide recreation opportunities, improve visual amenity, create wildlife habitats
- Installing water efficient irrigation systems that comply with Irrigated Public Open Space (IPOS) standards

### Examples of native plants

Silver Cassia *Senna artemisioides*

A good example of small local native flowering shrub suitable to local climatic conditions



Stiff Flat-sedge *Cyperus vaginatus*

Local native plant commonly used within streetscapes and along waterways



Sea-berry saltbush *Rhagodia candolleana* (and *R. parabolica*)

Important habitat and food source for local fauna and responds well to hedging in formal landscapes





## 5.0. PLAYSPACE DESIGN

Play is an important part of children's development. Play helps children develop a range of skills required in adulthood, such as problem solving, creativity, resilience, independence, flexibility and interaction with other children.

Playspaces in public parks provide opportunities for children to engage in play as well as being physically active and socially connected.

### 5.1. Playspace values

Playspaces should reflect the following values:

- Be diverse and engaging
- Be interesting and fun
- Promote equity and accessibility by ensuring that a range of ages and abilities are catered for
- Support creativity, learning and interaction
- Provide opportunities for physical activity
- Be safe and sturdy whilst also providing children with a degree of challenge and opportunity to test their own abilities
- Provide sensory-rich experiences that are inviting, creative and promote exploration



Angle Vale playspace

### 5.2 Ages

Playspaces should reflect and facilitate the skills and interests of children at different ages and stages of development. Key development phases are described below<sup>3</sup>.

Age	Skills
2-3 years	<ul style="list-style-type: none"> <li>• walk up and down stairs; jump off one step</li> <li>• kick a ball</li> <li>• stand and walk on tiptoe</li> <li>• run; dodge</li> </ul>
3-4 years	<ul style="list-style-type: none"> <li>• walk backward and forward unselfconsciously; turn and stop well</li> <li>• jump off low steps or objects, but find it hard to jump over objects</li> <li>• begin to ride trikes and pump on swings</li> <li>• stand on one foot unsteadily; balance with difficulty on low four-inch balance beam while watching their feet</li> <li>• play actively, but tire suddenly</li> </ul>
4-5 years	<ul style="list-style-type: none"> <li>• skip unevenly; run well</li> <li>• stand on one foot for five seconds or more; master the low balance beam</li> <li>• alternate feet when walking down stairs; judge well when placing feet on climbing structures</li> <li>• jump on a small trampoline</li> <li>• show awareness of things in environment (such as cars on the street), but still need supervision and help protecting self</li> <li>• have increased endurance in play</li> </ul>
5-6 years	<ul style="list-style-type: none"> <li>• walk backward quickly; skip and run with agility and speed</li> <li>• incorporate motor skills into games</li> <li>• walk a two-inch balance beam easily; jump over objects</li> <li>• hop well; jump down several steps; jump rope</li> <li>• climb well; coordinate movements for swimming or bike riding</li> <li>• show uneven perceptual judgment</li> <li>• have high energy levels in play and rarely show signs of fatigue; find inactivity difficult and seek active games and environments</li> </ul>
7 years+	<ul style="list-style-type: none"> <li>• have increased coordination for catching and throwing</li> <li>• be able to participate in active games with rules</li> <li>• sequence motor activities, as with gymnastics or shooting baskets</li> <li>• have improved reaction time in responding to thrown balls or oncoming vehicles</li> </ul>

Sourced from *Parent and Child Magazine* 'How Physical Skills Develop, Age by Age', accessed 2 January 2018, <http://www.scholastic.com/parents/resources/article/stages-milestones/how-physical-skills-develop-age-age>

## 5.3 Hierarchy

A hierarchy approach to providing playspaces will be adopted.

Regional and District playspaces will generally:

- Be large playspaces with diverse activity opportunities
- Include unique features
- Cater for multiple age groups and 'all abilities'
- Be connected to higher level recreation spaces and facilities

Neighbourhood playspaces will generally:

- Feature a number of play elements
- Cater for more than one age group

Local playspaces will generally:

- Be smaller with basic equipment
- Cater for one age group (generally young children aged 5-7 years)

## 5.4 Specific Design Considerations

### Location and Siting

Playspaces should be:

- Located away from residential properties to reduce noise impacts whilst maintaining passive surveillance
- Located away from busy roads, car parks or potential hazards (e.g. water bodies)
- Positioned so that children can be observed by adults (consider proximity to seating areas)
- Located near existing mature trees to provide natural shade whilst ensuring safety through ongoing tree management
- Located near other recreation activity spaces and infrastructure that will complement a playspace, e.g. half court, grassed area, picnic settings, seating

### Fencing

Playspaces should generally be located and designed to avoid the need for fencing as enclosed playspaces limit the use of the entire park.

However, fencing around playspaces should be provided where a playspace is proximate to a safety hazard, such as:

- A busy road (roads where more than 1,500 vehicles use the road per day<sup>4</sup>)
- Busy car park
- Near to a temporary or permanent water body
- Near a steep edge
- Where other hazards are identified

In some instances it may be appropriate to only partially fence the playspace between the playspace and identified hazard.

Alternatives to fencing include walls or natural barriers such as mounds, trees and garden beds.

Gates on fences should be self-closing.

Fencing or landscaping should not hinder sightlines for pedestrians or vehicles using the adjacent footpath and road networks.

### Shade

Shady playspaces that are protected from harmful impacts of exposure to the sun provide cooler more inviting spaces for children to play.

Playspaces should be shaded by natural shade where possible.

Where no natural shade exists, trees should be planted that will in time be able to provide natural shade. It may be appropriate to provide artificial shade in the interim.

As it is not economically viable to provide artificial shade for all playspaces, artificial shade should be provided where:

- The playspace is located in a higher order reserve (District or Regional)
- The playspace is located in an area that otherwise experiences high levels of use.

Playspaces should be designed and positioned with sufficient clearance levels to minimise the risk of children climbing from equipment onto shade structures or trees.

4. City of Port Adelaide Enfield (2013) *Open Space Plan: Open Space Guidelines*, p.12



## Accessibility

Regional and district playspaces should be designed for 'all abilities'. This means that they are accessible and inclusive for children and adult caregivers with disability. Designs should:

- Provide accessible pathways to and into the playspace (where fenced, ensure gates are wide enough to accommodate wheelchairs).
- Ensure people with mobility impairment can access the equipment. It is important that adults are able to interact with and supervise their children whilst playing.

Softfall that supports access by children and carers with a disability (e.g. rubberised matting) should be considered at regional and district playspaces.

Further information on making playspaces accessible is provided in the State Government of Victoria's Good Play Space Guide: "I can play too".

Playspaces should be designed with regard to Australian Standard 1428.1-5 2001: Design for Access and Mobility Parts 1-5



All abilities merry-go-round at Blakes Crossing Oval

## 5.5. Nature Play

Research has shown that exposure to natural environments has a number of benefits including supporting creativity and problem solving, increasing physical activity and reducing stress.

Nature Play should be incorporated into playspace designs where possible, particularly those that attract high levels of usage. The following principles have been developed by Nature Play SA. More information is available from Nature Play SA.

Nature play should:

- Create a sense of place – reflect stories and elements that are relevant to the community, history or environment
- Provide a space that will engage with the senses
- Incorporate existing natural elements within the space, utilise landscaping as part of play elements and use natural materials for play features
- Create connections between different areas, e.g. with winding pathways, tunnels, stepping stones etc.
- Incorporate a range of spaces that inspire different uses e.g. places to spark imagination, adventure, construction, gathering
- Factor in loose parts where children can invent, create, dismantle, move and build
- Model sustainability by using materials already on site or available locally



Nature play at Little Para Seed Orchard, Hillbank

## 5.6 Safety

The Australian Standards that guide playspace design include:

- AS/NZS4486.1:1997: Playgrounds and Playground equipment – Development, installation, inspection, maintenance and operation
- AS4685.1: General safety requirements and test methods
- AS4685.2: Additional safety requirements and test methods for swings
- AS4685.3: Additional safety requirements and test methods for slides
- AS4685.4: Additional safety requirements and test methods for runways
- AS4685.5: Additional safety requirements and test methods for carousels
- AS4685.6: Additional safety requirements and test methods for rocking equipment
- AS/NZS4422:1996: Playground surfacing – Specifications, requirements and test methods

## 5.7 Water play

Water play is increasingly popular and can serve as a key attractor within open spaces.

Due to the high maintenance costs associated with non-naturally occurring water play features, these facilities are generally only appropriate in higher order/destination reserves or civic spaces that experience high levels of activation on a regular basis. In these instances the play spaces will often be co-located with other community destinations.

Water play can be either large or small in nature. Larger systems where water is captured and reused require daily water testing to ensure they meet health and safety standards. Smaller systems connected to mains water do not require testing.

Both large and small water play systems can require high levels of maintenance and therefore are costly to provide.

Drainage associated with water play should be designed to minimising pooling to avoid safety, health and maintenance issues. However, pooling may be appropriate as part of the water play activity provided it is of a temporary / controlled nature.

Water play can also be facilitated by incorporating elements such as stepping stones, as part of naturally occurring streams to encourage interaction by children and families.



Example of large water play system involving water recapture and reuse and requiring daily water testing  
Playford Alive Town Park, Munno Para



Example of small water play system connected to mains water  
Image source: Adelaide Zoo,  
[www.adelaidezoo.com.au](http://www.adelaidezoo.com.au)





Munno Para Town Park (above) and Prince George Plaza (below) provides spaces for young people to interact



## 6.0. YOUNG PEOPLE

Open spaces are important to young people (12-24 years), allowing them to engage with others outside of the home and participate in recreation activities at no cost.

Open spaces should be welcoming to young people by:

- Creating a sense of safety (with good passive surveillance)
- Providing places to 'chill'/hang out (comfortable seating and shade)
- Providing opportunities to engage in unstructured physical activity through provision of facilities such as basketball courts, cycling and walking trails, fitness equipment and where appropriate, skate/BMX facilities.
- Incorporating access to technology, such as wifi
- Creating destinations that are accessible by public transport
- Providing opportunities for positive engagement and activation such as creation of aerosol art walls or free/low cost community activities, particularly during school holiday periods

### 6.1 Skating, scooting and biking

Skate parks cater to skaters, scooters, BMX bike riders as well as roller skaters and are utilised by a wide range of ages from young children to young adults but particularly young people.

In planning for skate facilities, consideration should be given to:

- The needs of children and young people in the area
- The appropriate hierarchy and catchment of the facility
- Age groups and activities that should be catered for
- The role and purpose of the facility

The location of new skate parks should consider:

- Gaps in provision of skate facilities
- Topography
- Locations near to public transport and cycle/pedestrian network routes
- Locations near other existing community facilities or amenities (especially public toilets)

A skate park site should:

- Be visually prominent to provide for good levels of passive surveillance
- Be located away from incompatible land uses or activities in the area
- Provide access for emergency vehicles
- Have access to car parking
- Accommodate associated amenities such as spectator seating, water fountains, shelter and shade and toilets if none are close by
- Be connected to other complementary recreation spaces and activity opportunities

Most importantly, the design of skate facilities (and other facilities such as dirt jumps) should be done in conjunction with users. The City of Playford is home to the Elizabeth Riders Committee, a group of young, local skaters, facilitated by Council's Youth Team, who can be engaged with for anything related to skating or riding.

It is equally important that significant maintenance activities (such as re-sealing) are carried out in conjunction with users to ensure that the works do not inadvertently create a detrimental impact on the useability or safety of facilities.

### Rideable public spaces

Many skaters are attracted to public places that are conducive to street skateboarding. There is often tension within communities between those that support this type of activation as a positive and healthy pastime for young people and those that view it as a public nuisance.

Either way 'rideability' should be considered as part of the design of public spaces. Often, implementing deterrents such as metal anti-skate bars do not work as they are viewed as a challenge for skaters or result in skaters removing them themselves.

Ideally, urban environments should aim to successfully integrate both rideable and non-rideable spaces.



Rue Leon Cladel in Paris  
This street has been designed to encourage skaters and is promoted as a tourist attraction  
Image source: Paris Convention and Visitors Bureau, <https://en.parisinfo.com>

Elizabeth skate park (Right)





## 7.0. OPEN SPACE CONTRIBUTION IN NEW DEVELOPMENTS

Section 50 of the Development Act 1993 (and section 198 of the Development, Planning and Infrastructure Act 2016) stipulate that land divisions greater than 20 allotments must contribute 12.5% of the subject area toward open space.

The City of Playford Development Plan is the key statutory document used to assess land division applications, which includes provisions relating to open space.

The useability of land for recreation purposes will factor into Council's assessment of land to be counted towards the open space contribution. The circumstances of each land division is different and will be assessed on its own merits.

Consideration will also be given to the following factors before accepting a parcel of land as open space:

- Land topography: ensuring the land slope is useable for the intended open space activities and requirements. Steep gullies are not considered to be appropriate.
- Land contamination: where land is contaminated it will not be accepted as open space unless there is a commitment by the land provider to remediate the land.
- Co-location of recreation and water systems: recreation facilities should be, where possible, co-located with land used for stormwater management areas and natural waterways (note that ornamental water bodies that are not fed by stormwater are generally not acceptable due to associated operational costs).
- Quality and quantity: provision of open space in new sub-divisions should consider available open space within the broader geographical area. If there is already sufficient open space available, Council may not require the entire 12.5% open space contribution and instead require a full/partial financial contribution. Quality of open space (space that is useable and appealing) will be prioritised over quantity of open space provision.

The below table provides further detail as to what land will be counted towards the open space contribution. It also applies to land that is identified as being part of the Metropolitan Open Space System (MOSS).

Drainage capacity of land	Meaning*	Open Space Useability	Infrastructure	Contribution to open space
1:100 year event	1% chance that this storm event will occur in a year (major storm event)	Most useable. Land will only experience inundation on rare occasions.	Suitable for most types of infrastructure including playspaces and BBQs (but excludes habitable buildings i.e. sports club buildings)	Will count towards open space provision
1:20 year event	5% chance that this storm event will occur in a year	Suitable for playing fields and kick about areas. Land may be subject to inundation for short and infrequent periods	Suitable for some types of infrastructure such as fencing, goal posts, basketball hoops and some seating.	Up to 50% of this land will contribute to open space provision
1:5 year event	18% chance that this storm event will occur in a year	Not useable. Low lying and likely to experience inundation several times a year.	Not suitable for any infrastructure	Will not count towards open space provision
Channel / swales	Designed to channel water to other areas.	Not useable. Will often contain some water.  Channel shoulders must be at 1:100 year event levels and should be 5-10 metres wide. These may be suitable for pedestrian/cycle pathways.**	Shoulder areas may be suitable for sealed/unsealed linear trails and associated infrastructure such as seating and signage	Channel areas will not count towards open space provision.  Channel shoulder areas that are designated as linear trails will count towards open space contribution.

\*Annual Exceedance Probability (AEP) as per the Australian Rainfall and Runoff AAR Guidelines (2016)

\*\*Suitability will be assessed by taking into consideration the site context, safety, connectivity to the wider pedestrian/cycle network, maintenance considerations and any other relevant design factors.

## 8.0. DOG PARKS

A dog park consists of a fenced area for people to exercise their dogs off-leash. Dog parks usually function at a District level or higher and could be located within a larger park.

### 8.1. Benefits of dog parks

Dog parks provide:

- A space where people with limited mobility can exercise their dogs.
- Opportunities to educate dog owners about animal health and welfare.
- Opportunities for dogs to exercise and play.
- A space where dogs can be socialised and interact with other dogs and people.
- A safe space for dogs to play without encountering potential hazards such as cyclists and cars.

Additionally, dog parks provide a space where dog owners can socially connect with others.

### 8.2. Dog park design

Dog parks should contain the following features:

- Fenced area designed specifically for use by dog owners to exercise and socialise their dogs off leash – sometimes may incorporate separate areas for larger dogs and smaller dogs
- A range of exercise features for dogs
- Seating
- Sheltered areas
- Drinking fountains for both dogs and humans
- Bins and doggie bags
- Two or more entry/exit points to minimise dog and human congestion (consisting of double gated 'safety airlocks' to provide a transitional space between inside and outside of the dog park)
- A combination of different surface materials such as turf, sand, concrete, bare earth, gravel, and mulch.
- Signage relating to dog park rules and etiquette
- Lighting *optional*

Facilities such as dog drink fountains and seating should not be located near entry or exit points to avoid congestion, which creates a higher risk of generating conflict between dogs.

### 8.3. Site Selection

Whilst dog parks can vary in size, larger sites are preferable as they provide enough room for dogs to run around. Insufficient space can lead to crowding, which can lead to tension between dogs, resulting in fights.

Other matters to consider in selecting a site for a dog park:

- Spread of dog parks throughout the council area
- Dog registrations in the area
- Site topography and drainage
- Other uses within the park that could create conflict
- Interface with adjacent residential properties or other sensitive uses
- Car parking capacity
- Maintenance requirements such as providing for council vehicles to access the site



Dog Park at Jo Gapper Regional Park, providing a separate small dog and puppies section, Hillbank



## 9.0. PUBLIC LIGHTING IN OPEN SPACE

Public lighting plays a role in increasing capacity for passive surveillance, reducing fear of crime and increasing the usage of reserves.

Lighting in public reserves will primarily occur in higher order (District and Regional) reserves.

Public lighting may be installed in order to:

- Extend the use of public activities into the evening e.g. use of casual tennis courts, dog parks or skate parks
- Enhance security around public buildings, such as sports club buildings
- Improve safety in areas that experience regular evening use e.g. car parks at sports grounds
- Improve safety in areas where there is a demonstrated history of anti-social behaviour or vandalism
- Support people walking or cycling along key linear open space corridors that provide connections to public destinations such as train stations or community facilities
- Provide feature lighting in key public places such as plazas.

In most instances public lighting will often not be required all night and can be installed with timers.

Public lighting should not detrimentally impact upon adjacent residents' amenity through light overspill or glare. Consultation with residents potentially affected by installation of public lighting may be required.

Public lighting should be designed and located to have minimal impact on native fauna so that it does not impact on night time foraging. In conservation areas, lighting is not appropriate as it will disrupt local fauna and insect activities.

Lighting should be designed to avoid hindering passive surveillance through the creation of blind-spots or being too bright so that it creates blinding glare or deep shadows.

Sustainable lighting options such as LED and solar lighting should be used, where possible.

All public lighting should be installed in accordance with relevant Australian Standards, including:

- AS/NZS 1158.0:2005 Lighting for roads and public spaces – Introduction
- AS/NZS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting –Performance and design requirements
- AS 1158.4:2009 Lighting for roads and public spaces - Lighting of pedestrian crossings
- AS/NZS 1158.5:2007 Lighting for roads and public spaces – Tunnels and underpasses
- AS/NZS 1158.6:2010 Lighting for roads and public spaces – Luminaires



Public lighting at Munno Para wetlands

## 10.0. ENVIRONMENT

Approximately 3% of the original native vegetation remains in the City of Playford, including remnant vegetation that is part of the Adelaide International Bird Sanctuary and areas in the hills that form part of the largest contiguous patch of vegetation in the Mt Lofty Ranges.

The City's open spaces therefore play an important role in protecting natural areas for current and future generations. Moreover, connection with nature is known to have beneficial health and wellbeing impacts and green infrastructure contributes to cooler urban environments and improved air quality.

Consideration of environmental and biodiversity factors should be undertaken where:

- a) development (including reserve upgrades) are proposed within or adjacent to existing open space areas that contain native vegetation, or
- b) land divisions create new open space areas that are within or adjacent to areas of native vegetation, or
- c) disposal / acquisition of open space containing native vegetation is being considered.

### 10.1. Trees and Vegetation

Where development (creation of new open spaces or reserve upgrades) are planned, a vegetation assessment should occur prior to the design phase. This should identify any local and non-local tree species and any remnant native vegetation, including grasses, ground covers and herbs.

A site action plan may then need to be prepared that seeks to:

- Avoid or minimise activities in or near areas which could have a detrimental impact on vegetation
- Prioritise the retention of mature trees and trees with hollows (or with hollows forming). Dead trees and logs with hollows should similarly be retained.
- Identify vegetation protection zones and other protection measures (e.g. temporary fencing)
- Ensure staff, contractors and sub contractors are inducted so they are aware of environmentally sensitive areas to avoid.

Clearing of remnant native vegetation may require assessment under the Native Vegetation Act 1991<sup>5</sup>.

Clearing of native vegetation and trees of any species that are not covered by the Act is still considered a loss of local biodiversity.

In these circumstances, revegetation and restoration activities should occur to minimise the loss of tree canopy or biodiversity, ideally achieving a target of no net loss.

Revegetation and restoration may occur near to the place that biodiversity was removed or another appropriate location within Council's open space system.

### 10.2 Watercourses

The City of Playford incorporates four key creek / river systems and tributaries, including:

- Gawler River
- Smith Creek
- Adams Creek
- Little Para River

Protecting the native vegetation along river systems is a priority and these vegetation communities provide the best opportunity for habitat connection across the landscape between the coast and the hills.

Establishment of recreation infrastructure (playspaces, shelters etc) adjacent to watercourses should be sited to:

- Be set back from watercourses to allow for vegetation to be maintained and enhanced
- Not de-stabilise the watercourse embankment
- Not pollute or threaten the health of the watercourse in any way

Activities affecting watercourses are guided by best practice procedures and may require permits in accordance with State legislative requirements.

### 10.3 Weed Management

Declared plants are weeds that are regulated under the Natural Resources Management Act 2004 due to their threat to primary industry, the natural environment and public safety.

Weeds can be difficult and expensive to eradicate or control once established in open spaces. The development of new reserves should minimise weeds by using sterilised (i.e. weed-free) topsoil. Regular spot spraying will also prevent weeds from setting seed.

The City of Playford's weed management activities are prioritised and scheduled through the year in coordination with partner organisations.

<sup>5</sup> Areas that the Act applies are delineated on the map prepared by the State Government and Native Vegetation Council: <https://data.environment.sa.gov.au/Content/Publications/NativeVegetationAct1991-Playford-A3.pdf>



## 11.0 Art and Culture

Public art has a number of benefits such as:

- Generating a sense of ownership and a sense of place
- Helping to cultivate community identity
- Increasing cultural awareness
- Supporting creative expression by local artists and the community
- Making spaces more attractive and appealing

Opportunities for public art should be considered in open spaces that attract high levels of usage. Public art can also be used to help generate visitation or activation of open spaces.

Skilled local artists should be engaged where appropriate, and opportunities for involving the community in the development of art pieces should be explored.

Interpretive signage should be incorporated into open spaces to recognise both Aboriginal and non-Aboriginal history.

The design of open spaces and play spaces in higher order parks and reserves could incorporate different cultural or historical themes to create unique and memorable spaces.

### Examples of art and culture contributing to local identity and sense of place:

Stolen Generations Memorial and Healing Garden, Andrews Farm

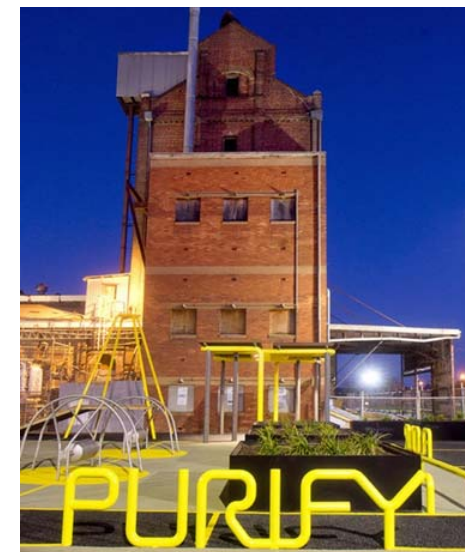


Tao Dan Reserve, Ferryden Park  
Vietnamese themed reserve  
Image source: [www.bridgetteminuazzo.com.au](http://www.bridgetteminuazzo.com.au)



'Together Woven', Salisbury wetlands  
Heritage marker in recognition of  
Kaurua people as original inhabitants of  
the Adelaide Plains  
Image source: [www.salisbury.gov.au](http://www.salisbury.gov.au)

Hart's Mill Playspace, Port Adelaide  
Design reflects the heritage of the adjacent  
flour mill  
Image source: [www.aspect.net.au](http://www.aspect.net.au)



## 12.0. RATIONALISATION AND ACQUISITION

### 12.1. Land Rationalisation

The City of Playford has a relatively high provision of open space, although the quality, function and useability varies substantially.

Council may dispose of open space land that is surplus to requirements. The sale of such land allows Council to focus its resources in open space areas that yield the highest benefit to the community. This also saves Council money through reduced costs associated with maintaining land that provides little benefit to the community.

The following criteria should be considered when determining whether land is surplus to requirements. Council may dispose of land that does not meet all criteria where it deems the rationalisation of the land will support the achievement of strategic objectives.

### 12.2. Criteria for land to be considered surplus to requirements

- Whether there is an adequate supply of useable recreation open space land within the locality.
- Whether the removal of open space will detrimentally impact the ability for most residents to access useable open space within 400 metres of their homes.
- Whether the land has existing significant recreation, environmental, heritage or cultural value.
- Whether the land makes a significant contribution to the existing or future cycling and walking network as identified within the City of Playford Cycling and Walking Strategy, or otherwise contributes significantly to the City's linear open space network.
- Whether the land provides, or has the potential to provide, a required linkage(s) to key community facilities.
- Whether the land has significant environmental, biodiversity or habitat value and/or forms part of a habitat corridor.
- Whether the land plays a role in the management of stormwater for the City.
- Whether the land forms part of a larger open space area and contributes to, or is needed to contribute to, the quality, safety and useability of the remaining open space.
- Whether the land has limited ability to provide useable open space due to being small in size (generally less than 0.2 hectares), having steep slopes or being in a location that is difficult for the catchment population to access.
- Whether the land is likely to be required for open space to cater for future population growth.

- Whether rationalisation of the land will result in an undesirable urban form outcome e.g. creating poor passive surveillance within or near to the site.

### 12.3. Disposal Process

Disposal of land that is found to be surplus to requirements must have its Community Land classification revoked in accordance with Section 194 of the Local Government Act 1999 unless it is already held as freehold. The process for revocation broadly encompasses the following steps that a council must undertake:

- Preparation of a publicly available report that includes:
  - The reasons for the proposed revocation
  - A statement of any dedication, reservation or trust to which the land is subject
  - A statement as to whether there is an intent to sell or dispose of the land and if so, how the sale proceeds will be used
  - An assessment of how the local area and the local community would be affected
- Public consultation in accordance with council's public consultation policy
- Provision of a report to the Minister for Planning which includes all of the submissions received during the consultation and relevant reports presented to Council's Elected Members where the revocation proposal was endorsed.
- Approval by the Minister for the removal of the Community Land classification

The City of Playford's Sale and Disposal of Land and Other Assets Policy will also guide how and when land should be disposed of.

### 12.4 Acquisition of New Open Space

Council may acquire new open space through the following main avenues, noting it does not have capacity to compulsorily acquire land for the purposes of open space:

1. Market purchase of land to address a gap in provision
2. Transfer of ownership of land to Council from another tier of Government. This may be associated with a payment of money or other in-kind arrangement such as a land swap. In some cases land ownership will reside with State or Commonwealth Government but Council has care and control. Land swaps may also be undertaken with private entities.
3. Through new urban development where developers are obliged to provide 12.5% of the development area as open space. Councils can require the developer to provide the 12.5% as a land contribution or request that payment is made in lieu of providing the land if there is already a good supply of open space in the locality.

Within the City of Playford the acquisition of new open space is primarily through the 12.5% contribution as part of new residential sub-divisions.



## 12.5 Criteria for acquisition through market purchase or transfer of ownership

Land acquired for the purposes of open space should meet the following criteria:

- The land will increase provision of open space in areas which are lacking.
- The land will provide access to open space for households which are not within 400 metres of good quality open space.
- The land will improve or complete a linear connection.
- The land will improve the function and useability of existing open space (i.e. through expanding the size of an existing park).
- The land is accessible to the community it is intended to serve.
- The land is of a size and topography that will ensure it can perform its intended function as defined within the Open Space Hierarchy.

## 12.6 Criteria for acquisition of open space as part of new developments

Council should accept open space from the developer that addresses the following considerations:

- There is an adequate provision of open space to the community (at least 3 hectares of useable open space for every 1,000 people).
- Residents are generally within 400 metres of open space.
- A hierarchy approach to provision of open space has been adopted relevant to the size of the development.
- Larger developments provide neighbourhood or district parks that provide a 'destination' for the community.
- Neighbourhood or district level parks are located on primary roads and/or co-located with other community facilities so that they have a higher profile.
- Open space is located so that it is accessible to the community it serves.
- Open space should, as much as possible, align with existing open space to contribute to a connected open space network.
- The land is of a size and topography that ensures it can perform its intended function as defined within the Open Space Hierarchy.
- Land required for stormwater management is generally not be accepted as part of the open space contribution unless it has a recreation function. Refer to Section 7 for further information.
- Open spaces are designed in accordance with the guidelines contained within this document.

## 13.0 Commercial Uses in Open Spaces

From time to time, Council receives requests for the purchase or long-term lease of open space to be utilised for a commercial purpose, such as an entertainment facility or food outlet. These requests are separate to the short term casual hire of open spaces, for events such as circuses and the like.

Where Council receives such requests for open spaces that are not considered surplus to requirements and which are fulfilling a role in the Open Space Hierarchy, the below criteria must be considered in conjunction with Council's Sale and Disposal of Land and Other Assets Policy and any relevant planning requirements. Requests received outside of an Expression of Interest process will be subject to Council's Unsolicited Bids process.

Additionally, the proposed use must be consistent with the provisions of the relevant community land management plan as per Section 200(2) of the Local Government Act 1999.

Criteria to be considered:

- Whether there is exclusivity of use and the degree of impact on the function and value of the open space to the community.
- Whether the commercial activity will enhance or detract from the community's recreational experience of the open space.
- Whether the activity will change the function of the open space to that of a lower hierarchy and if this is appropriate.
- Whether the commercial activity will attract more users to the open space.
- The impact of the commercial activity on surrounding properties in relation to matters such as car parking and noise.
- Whether the commercial facility will significantly reduce the visibility of the open space
- What impact the commercial facility will likely have on the safety or perceived safety of the open space.
- Whether a proposed building or structure will significantly detract from the open space's visual amenity.
- The level of benefit of the proposal compared with the potential loss of open space and associated impacts on the community.
- Whether (or to what level) the commercial development will impact on native vegetation or other environmental elements.

## 14.0 Maintenance

The design of open space reserves and selection of materials used to build facilities and infrastructure need to consider the whole-of-life costs and maintenance practicalities.

Reserve quality should be balanced with ongoing operational costs. As such, the following should be considered as part of the reserve planning and design process:

- The life span and associated maintenance requirements of the infrastructure.
- Replacement costs should infrastructure be damaged.
- Whole of life costs of the infrastructure.
- Durability and robustness.
- Resistance to graffiti and ease of removal.
- Serviceability, such as the ability for Council vehicles to access open space for the purposes of maintenance.
- The design and the associated level of maintenance is appropriate for the open space hierarchy.
- The level of community benefit compared to the ongoing maintenance costs.

Significant maintenance works to skate parks or dirt bike jumps should be undertaken in consultation with users of these facilities to ensure that maintenance works do not inadvertently create a detrimental impact to the facility's rideability or safety.





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