

The background image shows a park scene. A large, mature tree with a thick trunk and spreading branches is the central focus. In the foreground, a wooden bridge with a reddish-brown railing leads across a grassy area. To the right, a small building with a corrugated metal roof is visible. The sky is clear and blue.

OPEN SPACE PROVISION AND MANAGEMENT FRAMEWORK

March 2013

DISTRICT COUNCIL OF MOUNT BARKER
OPEN SPACE, RECREATION AND
PUBLIC REALM STRATEGY

Acknowledgements

The Open Space Provision and Management Framework has been developed by Suter Planners drawing on guidelines previously developed by Suter Planners and WAX Design as well as initial open space planning work undertaken by David Cooney, Senior Policy Planner for the District Council of Mount Barker.

The Open Space Provision and Management Framework is part of the District Council of Mount Barker Open Space, Recreation and Public Realm Strategy which has been developed by Suter Planners and WAX Design and managed by David Cooney on behalf of Council.

The Open Space, Recreation and Public Realm Strategy was commissioned by the District Council of Mount Barker and the Department of Planning, Transport and Infrastructure (DPTI).

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Introduction

The Open Space Provision and Management Framework aims to guide the provision, development and management of open space within the District of Mount Barker. This includes guiding the provision and development of open space in new development areas through principles and benchmarks that are recognised as industry best practice.

The Open Space Provision and Management Framework is linked to the District Council of Mount Barker Open Space, Recreation and Public Realm Strategy. The Framework includes four main components as follows:

- Hierarchy and Category Guide
- Open Space Development Guide
- Guidelines for Open Space in New Development Areas
- Open Space Review Guide

The Open Space Provision and Management Framework draws on similar guidelines developed for other local councils and the Local Government Sport and Recreation Facilities Sustainability Group (LGSRFSG). The previous guidelines have been built on where appropriate to reflect the District of Mount Barker characteristics and circumstances.

Consideration has also been given to principles, guidelines and suggested approaches to open space development and management developed by Council staff as part of initial open space planning in recent years.



Hierarchy and Category Guide

Focus of the Guide

The Hierarchy and Category Guide outlines suggested hierarchy levels and management categories to guide the provision, development and management of open space in the District of Mount Barker.

- The HIERARCHY levels relate to the catchment and level of development of the open space.
- The CATEGORY levels relate to the standard and level of maintenance of the open space.

A chart that connects the HIERARCHY and CATEGORY levels is provided at the end of this Guide.



Hierarchy Approach

It is recommended that open space hierarchy is based on geographical catchment and open space function. This involves considering:

- The potential of a park or reserve to draw from a particular catchment due to its profile, size, character, quality, facilities or activity opportunities, or:
- The relevance of the open space to a catchment (for example where the open space has a natural or heritage value rather than an activity value and the open space may not be directly used by the community for the purpose of recreation).

Five hierarchy levels are suggested for the District of Mount Barker to reflect the character and potential of the District of Mount Barker and respond to the directions in the Open Space, Recreation and Public Realm Strategy. The hierarchy levels include:

- Regional open space
- District open space
- High Level Neighbourhood open space
- Neighbourhood open space
- Local open space

A definition for each hierarchy level is provided on the following page.



Hierarchy Definitions

Hierarchy Level	Definitions	District of Mount Barker Examples
Regional	Regional open space will have the capacity to attract or benefit people from across and beyond the District of Mount Barker and could have strong destination and visitor value. This could be due to a number of factors including high profile site, high quality, large size, unique character, diverse facilities, activity catchment, connection opportunities or natural and heritage value.	Keith Stephenson Park is a key regional facility that provides a gathering and activity focus for residents and visitors. Anembo Park is an example of a regional sports ground that is high profile and includes sports that draw from a wide catchment.
District	District open space has the capacity to attract or benefit people from across and beyond the growth towns or across a number of townships within the District of Mount Barker. The district value could be due to location, good quality, appealing character, diverse facilities, heritage value, connection opportunities and natural values.	Larger parks such as Davenport Square in Macclesfield and Byethorne Park in Nairne will draw from across townships and could also have a visitor focus. Some smaller parks such as Pioneer Park in Hahndorf will also have a district focus due to the character of the township. Most sports grounds in the District of Mount Barker will have a District focus due to the district nature of sport and the size and diversity of the sports grounds.
High Level Neighbourhood	High level neighbourhood open space has the capacity to attract or benefit people from across a township and nearby surrounding areas. The open space will provide a destination for communities within townships due to the quality and diversity of facilities and the activity opportunities.	There are a number of larger recreation parks around the growth towns that justify being higher quality with a range of recreation facilities to provide a destination for residents across the area. Some examples include Weld Park and Mountain Glen Reserve in Mount Barker and Matthew Smillie Reserve in Nairne. Some townships could also justify high level neighbourhood parks such as the main recreation park in Kanmantoo.
Neighbourhood	Neighbourhood open space will generally service or benefit local neighbourhoods which could include an estate or part of a township. The open space can be good quality and in a good location with good connections but may be smaller in size, lower profile or less developed than High Level Neighbourhood open space.	Good sized parks are spread across the District that provide a focus for townships and neighbourhoods. Some examples include Zanker Drive Reserve and Fly Street Reserve in Mount Barker and the recreation park linked to the Brukunga Hall.
Local	Local open space will generally service or benefit local areas (people within surrounding streets or pockets of development). The open space is likely to be smaller in size, lower profile, less developed and basic quality but still appealing and safe.	Small parks that are relatively undeveloped will be recognised as local parks such as Jubilee Crescent Reserve in Mount Barker and Byard Place Reserve in Hahndorf.



Category Approach

Council recently developed a Category system with seven categories to guide the standard service provision, and maintenance of different types of open space.

The principle of the Category system is supported in the Hierarchy and Category Guide although a slightly modified system is suggested to connect related types of open space and reflect the relationship between categories and hierarchy levels.

In particular it is recommended that two category groups are established to differentiate developed and undeveloped open space where:

- Group A refers to all developed open space and could include parks, sportsgrounds, linear trails, cemeteries and other developed open space.
- Group B refers to undeveloped open space or where there is limited development and could include natural areas, creeklines and undeveloped parks.

Five category levels are proposed including three relating to developed open space and two relating to undeveloped or limited development open space.

The suggested categories and a definition for each category are outlined on the following page.



Group A: Developed Open Space

Category	Category Definition
Category A.1	Category A.1 open space is highly developed and high quality. This category will generally apply to regional parks, regional sports grounds, regional playspaces regional trails and cemeteries. The open space will be developed to a high standard and have a high level of maintenance.
Category A.2	Category A.2 open space is developed and good quality. This category will generally apply to district and high level neighbourhood parks and sports grounds as well as some larger neighbourhood parks and cemeteries and all playspaces that are not regional. The open space will be developed to a good standard and have a good level of maintenance.
Category A.3	Category A.3 open space has some development but only justifies being minimum standard due to its size, location or lower level of development. This category is likely to apply to local parks and smaller neighbourhood parks. The open space will be developed to a minimum standard and is likely to have a minimum level of maintenance.

Group B: Undeveloped or Minimal Development Open Space

Category	Category Definition
Category B.1	Category B.1 open space has minimal or no development but justifies being good quality. This category will generally apply to regional and district natural areas, main watercourses and green buffers. The open space will have a good level of maintenance although the focus could be more on the environment and high value landscape than the built form.
Category B.2	Category B.2 open space has minimal or no development and only justifies being minimum standard. This category will generally apply to less significant natural areas, watercourses and green buffers as well as undeveloped parks. Any development within the open space will be minimum standard, the open space will have a minimum level of maintenance and the focus could be more on the environment and landscape than the built form.

High quality and highly maintained undeveloped open space is not suggested as this would require significant resources which Council is unlikely to have and the greater priority should be on maintaining highly used developed parks and reserves to a high standard.

Explanation of Standard Level

An explanation of each standard level in relation to development and maintenance is provided below through standard examples.

Standard Level	Development	Maintenance* (refer Levels of Works on the following page)
<p>High Quality</p> <p>(excellence, superior, high degree of fineness)</p>	<ul style="list-style-type: none"> • High quality buildings and structures, e.g. new or upgraded buildings. • Very good provision of amenities, e.g. shelter, shade, toilets, change rooms, seating, picnic areas. • Unique facilities or features, e.g. innovative play or distinctive structures. • High quality landscape, e.g. mature trees and gardens. 	<ul style="list-style-type: none"> • Regular routine maintenance to maintain high quality. In particular there should be regular assessments of play spaces, pathways and picnic facilities (at least once every 2 months). • Unplanned maintenance to respond to climatic conditions and ongoing quality assessments. • Major maintenance to increase quality or respond to risks, quality assessments or special events and activities. • Further development to establish and upgrade facilities and services.
<p>Good Quality</p> <p>(satisfactory level, positive)</p>	<ul style="list-style-type: none"> • Good quality clubroom and amenities, e.g. good design, neat and appealing. • Quality facilities to support activity, e.g. hard surface and wide pathways, sturdy playground, good condition seating. • Appealing landscape with trees for shade. 	<ul style="list-style-type: none"> • Routine maintenance in accordance with hierarchy (with increased maintenance for higher level open space). • Ongoing assessment of play spaces to manage and respond to safety issues (at least once every 6 months). • Unplanned maintenance to respond to climatic conditions and ongoing quality assessments. • Further development to establish and upgrade facilities and services.
<p>Minimum Standard</p> <p>(base level to meet standards and avoid risks, sound and safe to use)</p>	<ul style="list-style-type: none"> • Meets base standards e.g. industry standards for turf and surface. • Meets 'Occupational Health and Safety' and public safety standards. • Infrastructure is structurally sound and in a safe condition. • People will appreciate and use the facilities and spaces. 	<ul style="list-style-type: none"> • Routine maintenance to a base standard (safe and appealing).

Hierarchy and Standard Considerations

Regarding hierarchy and standard levels:

- All levels of hierarchy should aim to achieve 'universal principles' such as Ecologically Sustainable Development (ESD), WSUD Water Sensitive Urban Design, Crime Prevention Through Environmental Design (CPTED), Healthy By Design, climate change response and accessibility principles.
- Hierarchy and standard levels should be consistent with Community Land Management Plans and visa versa.
- Irrigated Public Open Space (IPOS) Guidelines should be considered along with hierarchy to determine the appropriate standard of sports field surfaces and turf ensuring that the standards are 'fit for purpose'.

The 'nature of maintenance' defined by Council is summarised below:

- Routine Works: Activities which are prescriptively set out in Maintenance Service Level documents and can be defined in quantum, or cycle. Examples include routine inspections, turf mowing, tree pruning and rubbish removal.
- Unplanned works: These activities relate to works that will occur each year but the quantum or extent of resources required cannot be easily determined at the commencement of the year. This could include after hour callouts to works; for example to address storm damage or vandalism.
- Major Maintenance: These activities will relate to

improvement and/or replacement of assets identified through the following means:

1. Routine inspections undertaken by the responsible body which may identify faults/risks;
 2. Asset Management Inspections and analysis undertaken by the responsible body. Works will take the form of projects agreed to and supported by a relevant management group, incorporated into the Capital or Operational Programs.
- Further Development: Additional works outside the established service standards and may relate to minor improvements, provision of private works or increased levels of service.

(Source: Public Open Space Provision in the Mount Barker District Council Area - Background, Analysis and Recommendations)

Connecting Hierarchy, Open Space Type and Category

The District of Mount Barker has a number of different types of open space and the main suggested classifications are listed on this page.

Each open space type will have different hierarchy levels in accordance with the 'usage or benefit catchment'.

Open Space type	Description
Cemetery	The main purpose of the land is to operate as a cemetery used for the burying of deceased people. A cemetery could include open space elements with paths and seating and have a heritage, tourism and natural environment value.
Community	The open space is predominantly used for community buildings such as community centre, aquatic centre or indoor sports centre.
Green Buffer	The land is generally undeveloped and is provided as a buffer to urban development to differentiate towns or development areas. A green buffer could include a natural corridor of open space or other specific types of open space such as a sports ground or a park.
Landscape	The primary focus of the open space is the landscape amenity, e.g. a planted verge or medium strip.
Linear Open Space	The open space is connected to create linear parcels of land that support walking or bike riding. This could include land along water courses such as the Mount Barker Linear Park, or linking corridors between identified trip generators.
Natural Area	The open space is dominated by natural landscapes and habitats with an emphasis on enhancing and protecting the natural environment and supporting biodiversity.
Recreation Park	The open space primarily caters for informal recreation activity through grassed areas, play spaces, seating, pathways, picnic facilities, activity areas and landscape treatments.
Sports Ground	The open space primarily caters for sport and organised activities through playing fields and other facilities, e.g. cricket pitch, hockey field, tennis courts. The open space could also include recreation features such as a play space or picnic setting.
Stormwater	The main function of the open space is stormwater management including drainage, detention or retention and there is generally less emphasis on recreation park spaces or natural settings.
Tourism	The open space has a strong focus on catering for visitors with related infrastructure and interpretation and could include a park, natural area, community space or heritage area.
Undeveloped	The land is undeveloped (with limited landscape and no pathways or infrastructure) but not a natural area.

The suggested management categories for the main types of open space, giving consideration to hierarchy, are outlined in the chart below.

Hierarchy	Regional	District	High Level Neighbourhood	Neighbourhood	Local
Cemetery	A.1	A.1	A.2	N/A	N/A
Community	A.1	A.2	A.2	A.3	A.3
Green Buffer	B.1	B.2	B.2	B.2	B.2
Landscape	B.1	B.1	B.2	B.2	B.2
Linear Open Space	A.1	A.2	A.2	A.3	A.3
Natural Area	B.1	B.1	B.2	B.2	B.2
Recreation Park	A.1	A.2	A.2	A.3	A.3
Sports Ground	A.1	A.2	A.2	N/A	N/A
Stormwater	B.1	B.2	B.2	B.2	B.2
Tourism	A.1	A.1	A.2	N/A	N/A
Undeveloped	B.1	B.2	B.2	B.2	B.2

Note that 'A' relates to developed open space and 'B' relates to undeveloped or minimal developed open space.

Hierarchy and Category Listing and Maps

A suggested hierarchy level and category has been allocated to each parcel of open space in the District of Mount Barker taking the definitions in this Guide into consideration. A listing of each type of open space showing the suggested hierarchy and category is provided in Appendix 1

Maps of the open space that present the suggested hierarchy, open space type and category of each parcel of open space are provided on the Open Space type and following pages for each township.

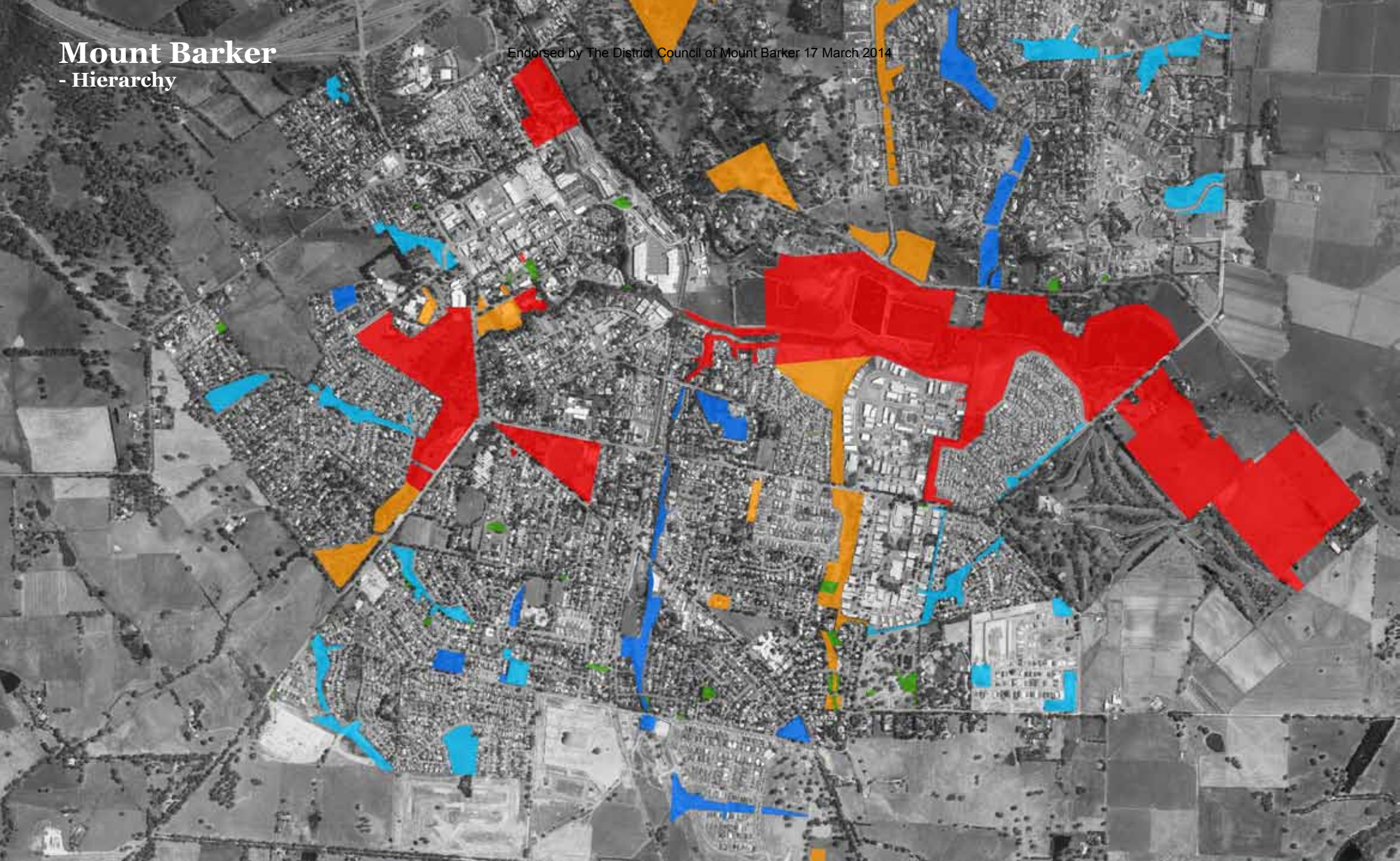




Mount Barker

- Hierarchy

Endorsed by The District Council of Mount Barker 17 March 2014



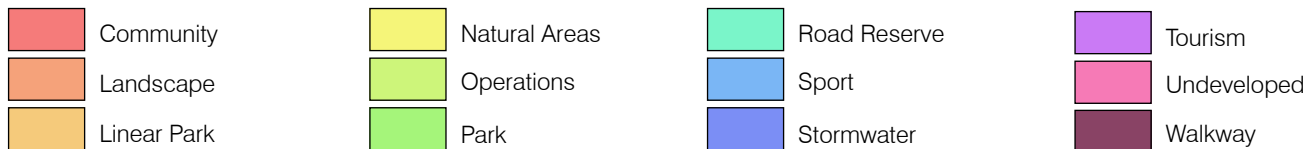
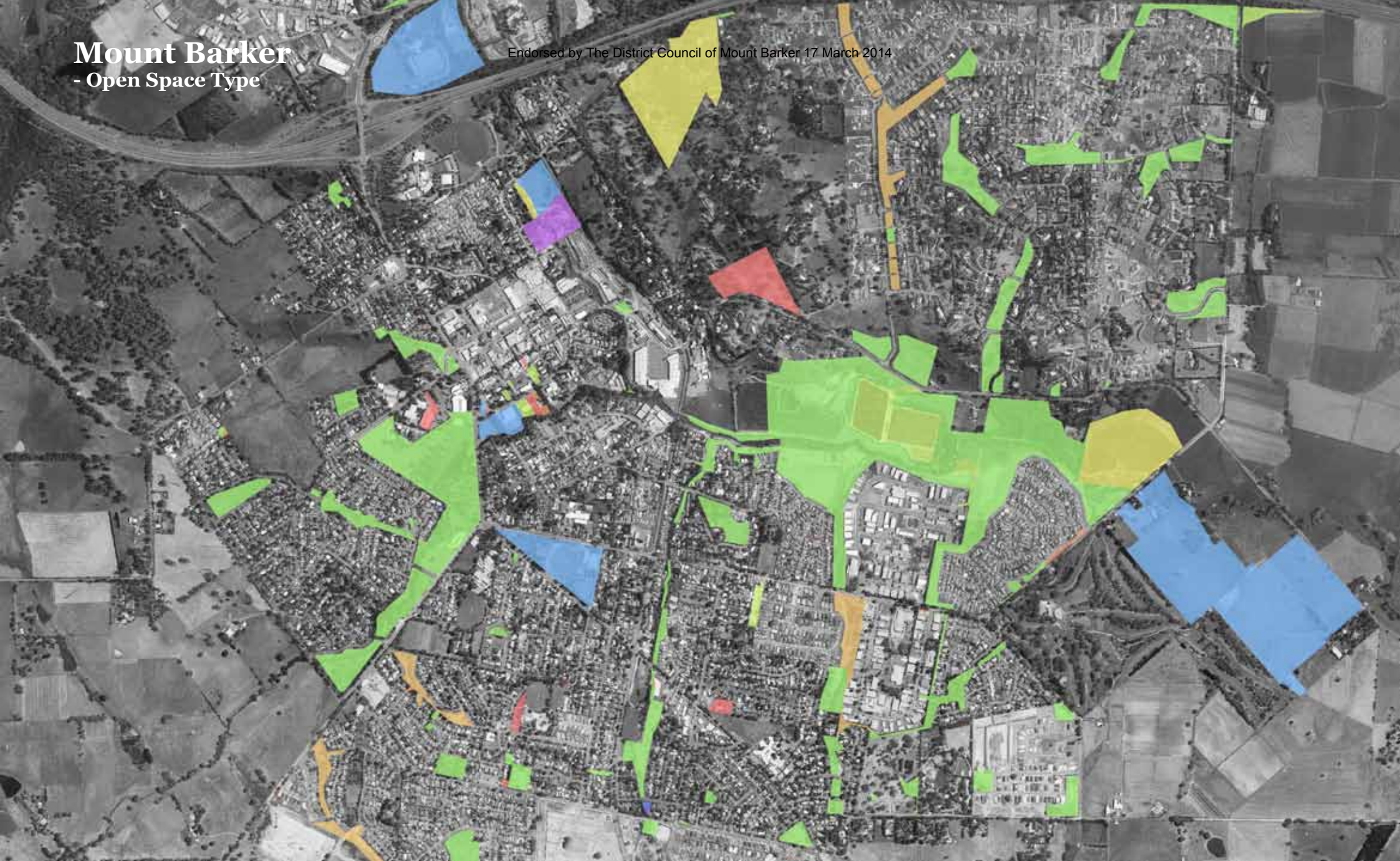
500m



Mount Barker

- Open Space Type

Endorsed by The District Council of Mount Barker 17 March 2014



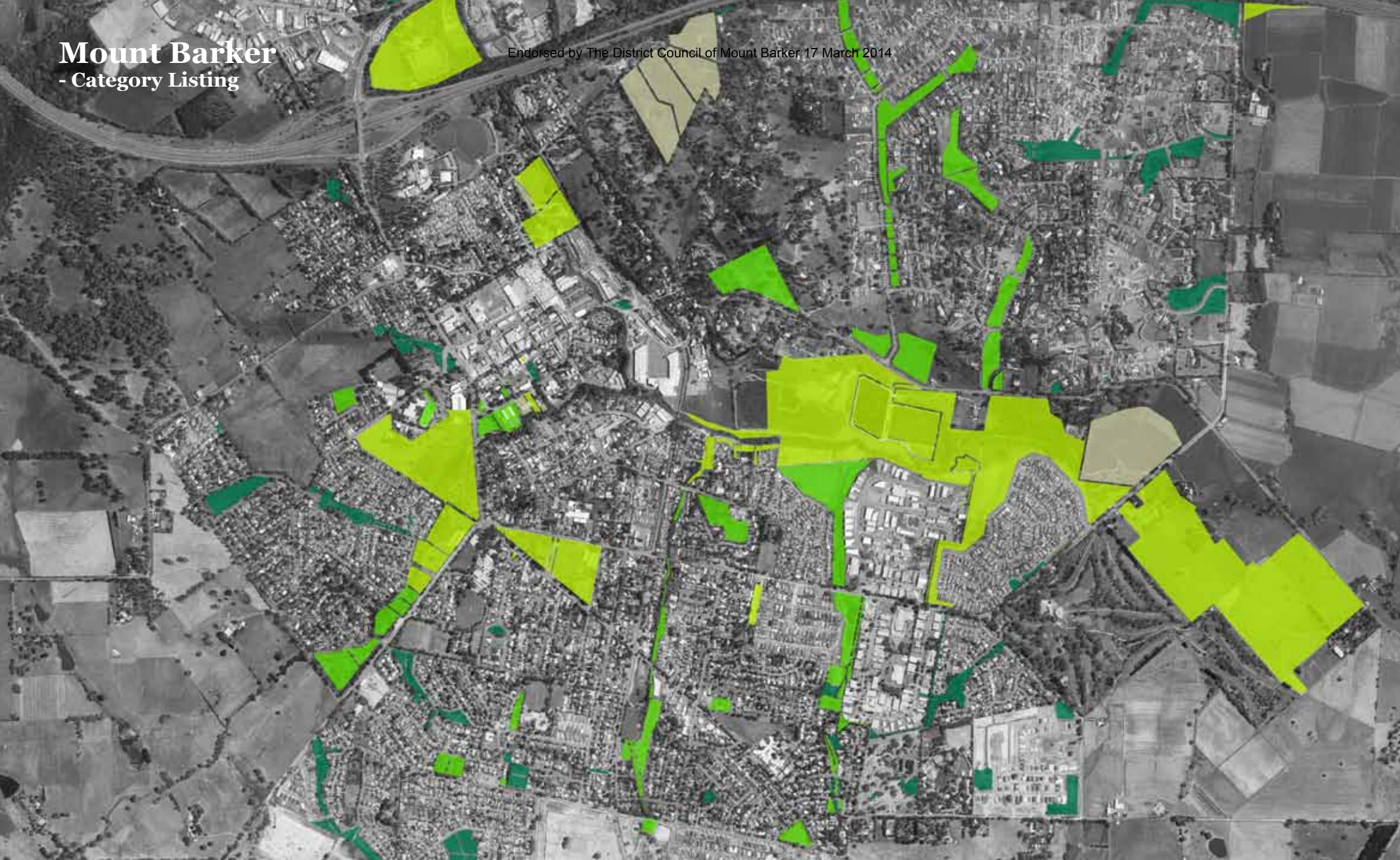
500m



Mount Barker

- Category Listing

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- A.1
- A.2
- A.3

- B.1
- B.2

500m



Nairne

- Hierarchy

Endorsed by The District Council of Mount Barker 17 March 2014



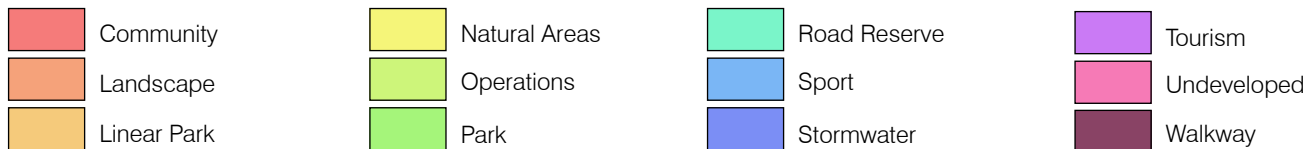
400m



Nairne

- Open Space Type

Endorsed by The District Council of Mount Barker 17 March 2014



400m



Nairne

- Category Listing

Endorsed by The District Council of Mount Barker 17 March 2014



400m



Littlehampton

- Hierarchy

Endorsed by The District Council of Mount Barker 17 March 2014



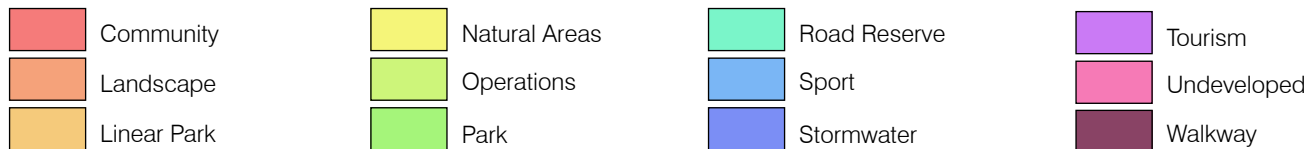
300m



Littlehampton

- Open Space Type

Endorsed by The District Council of Mount Barker 17 March 2014



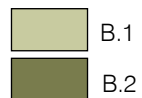
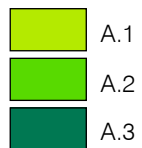
300m



Littlehampton

- Category Listing

Endorsed by The District Council of Mount Barker 17 March 2014



300m



Meadows
- Hierarchy

Endorsed by The District Council of Mount Barker 17 March 2014

Meadows
- Hierarchy

Endorsed by The District Council of Mount Barker 17 March 2014





Meadows

- Open Space Type

Endorsed by The District Council of Mount Barker 17 March 2014



- Community
- Landscape
- Linear Park

- Natural Areas
- Operations
- Park

- Road Reserve
- Sport
- Stormwater

- Tourism
- Undeveloped
- Walkway

200m



Meadows

- Category Listing

Endorsed by The District Council of Mount Barker 17 March 2014



- A.1
- A.2
- A.3

- B.1
- B.2

200m



Macclesfield

- Hierarchy

Endorsed by The District Council of Mount Barker 17 March 2014



- | | | | |
|--|--------------------------|---|---------------|
|  | Regional |  | Neighbourhood |
|  | District |  | Local |
|  | High Level Neighbourhood | | |

200m



Macclesfield

- Open Space Type

Endorsed by The District Council of Mount Barker 17 March 2014



- Community
- Landscape
- Linear Park

- Natural Areas
- Operations
- Park

- Road Reserve
- Sport
- Stormwater

- Tourism
- Undeveloped
- Walkway

200m



Macclesfield

- Category Listing

Endorsed by The District Council of Mount Barker 17 March 2014



- A.1
- A.2
- A.3

- B.1
- B.2

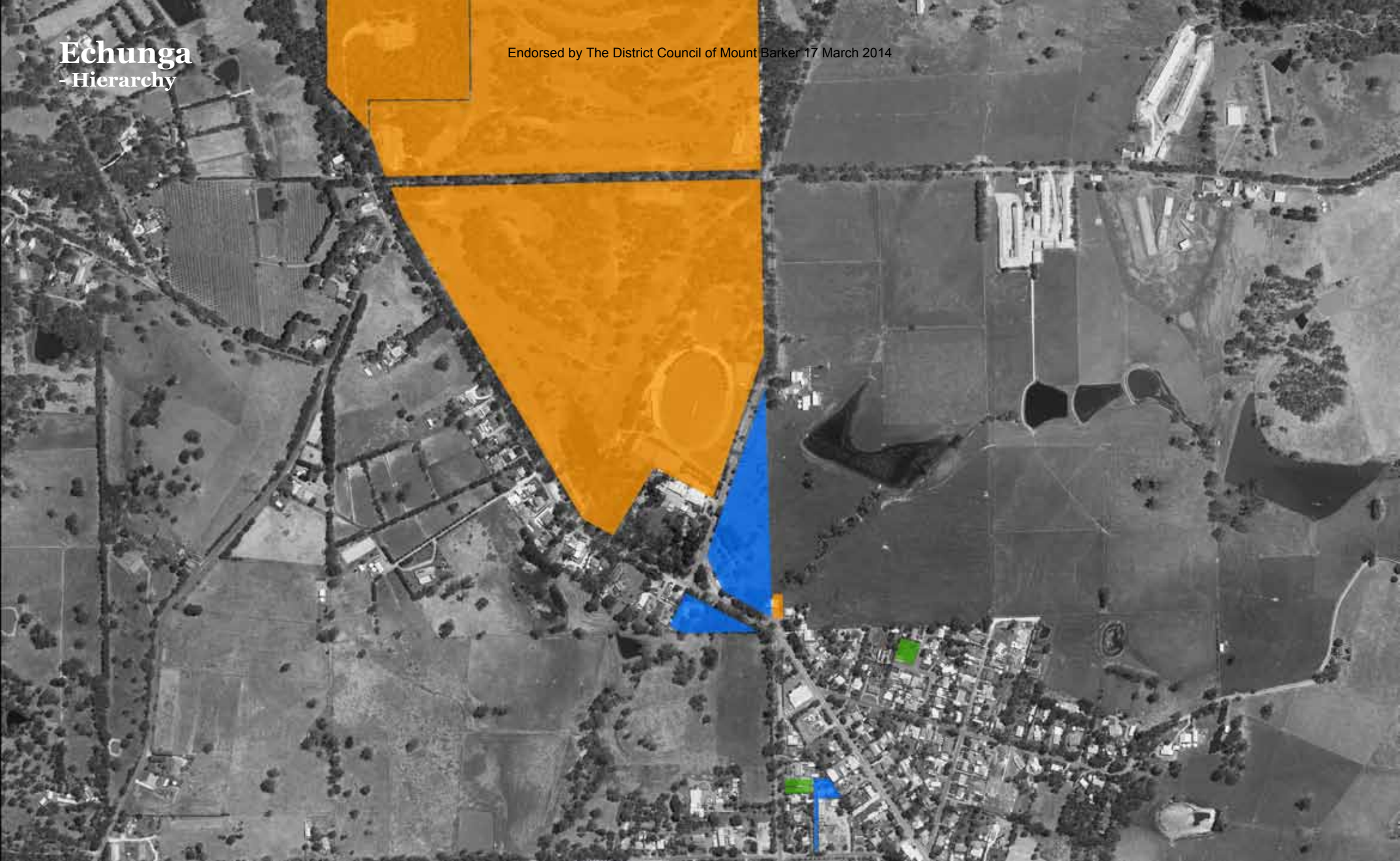
200m



Echunga

-Hierarchy

Endorsed by The District Council of Mount Barker 17 March 2014



- | | | | |
|--|--------------------------|---|---------------|
|  | Regional |  | Neighbourhood |
|  | District |  | Local |
|  | High Level Neighbourhood | | |

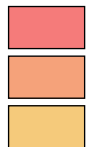
300m



Echunga

- Open Space Type

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Community
Landscape
Linear Park



Natural Areas
Operations
Park



Road Reserve
Sport
Stormwater



Tourism
Undeveloped
Walkway

300m



Echunga

-Category Listing

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- A.1
- A.2
- A.3

- B.1
- B.2

300m



Hahndorf

- Hierarchy

Endorsed by The District Council of Mount Barker 17 March 2014



- | | | | |
|--|--------------------------|---|---------------|
|  | Regional |  | Neighbourhood |
|  | District |  | Local |
|  | High Level Neighbourhood | | |

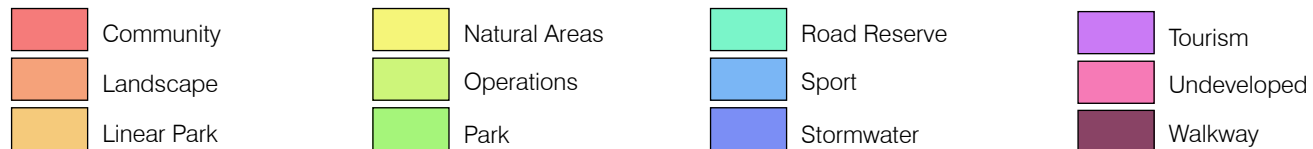
300m



Hahndorf

- Open Space Type

Endorsed by The District Council of Mount Barker 17 March 2014



300m



Hahndorf

- Category Listing

Endorsed by The District Council of Mount Barker 17 March 2014



- A.1
- A.2
- A.3

- B.1
- B.2

300m



Callington

- Hierarchy

Endorsed by The District Council of Mount Barker 17 March 2014



- | | | | |
|--|--------------------------|---|---------------|
|  | Regional |  | Neighbourhood |
|  | District |  | Local |
|  | High Level Neighbourhood | | |

200m















Callington

- Open Space Type

Endorsed by The District Council of Mount Barker 17 March 2014



- | | | | |
|---|---|--|---|
|  Community |  Natural Areas |  Road Reserve |  Tourism |
|  Landscape |  Operations |  Sport |  Undeveloped |
|  Linear Park |  Park |  Stormwater |  Walkway |

200m



Callington

- Category Listing

Endorsed by The District Council of Mount Barker 17 March 2014



- A.1
- A.2
- A.3

- B.1
- B.2

200m



Open Space Development Guide

Development Guide for Hierarchy

The suggested principles for development linked to hierarchy are outlined on this page.

In general, disability access where appropriate and achievable in accordance with the Disability Discrimination Act 1992 should be a particular priority in developed regional and district open space such as larger recreation parks and sportsgrounds.

Hierarchy	Development Principles
Regional	<ul style="list-style-type: none"> Regional open space should be developed to include: High quality and distinctive settings and landscapes that create a strong sense of place. Quality buildings and infrastructure to support regional use (seating, shade, amenities, clubrooms). Multi-functional and shared use facilities that meet user requirements (particularly for sports grounds). Diverse activity, play and event opportunities that cater for a range of age groups and support social connection.
District	<ul style="list-style-type: none"> District open space should be developed to include: Quality settings and landscapes that contribute to an appealing park or reserve. Quality buildings and infrastructure to support use from across the District (seating, shade, amenities, clubrooms). Shared use facilities that support diverse usage and user groups. Activity and play opportunities that cater for a range of age groups and support social connection.
High Level Neighbourhood	<ul style="list-style-type: none"> High Level Neighbourhood open space should be developed to include: Quality settings and landscapes. Quality infrastructure to support surrounding communities (seating, shade). Diverse activity and play opportunities.
Neighbourhood	<ul style="list-style-type: none"> Neighbourhood open space should be developed to include: Appealing settings and landscapes. Infrastructure that supports neighbourhood use (seating, shade). Activity and play opportunities (not necessarily structured play equipment).
Local	<ul style="list-style-type: none"> Local open space should be developed to contribute to the appeal and social connection of the surrounding local community but could have minimal infrastructure or to protect identified 'special' assets. (e.g. isolated trees in Greenfield sites)

Development of Open Space Types

Principals that aim to guide the development of different types of open space are provided below.



Open Space Type

Sporting Open Space

Development Principles

- Sporting open space will generally be highly 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 and support broader community activities.
- The quality of the sporting open space should reflect hierarchy as follows:
 - Regional: High quality
 - District: Good quality(refer quality definitions in the Hierarchy and Category Guide)
- 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 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 alternative (not SA Water) water sources should be investigated and promoted.



Open Space Type

Parks

Development Principles

- Recreation parks will generally have a strong activity focus including playspaces and other activity opportunities such as ball games (courts, nets, goals, table tennis) and fitness activity opportunities (running tracks, fitness equipment). A recreation park could accommodate a community garden or productive landscape.
- Family orientated parks should be provided to support children and youth including bike parks, skate areas and other challenging activity opportunities.
- Recreation parks will vary in their level of development and quality, depending on the hierarchy as outlined in the hierarchy guide. In particular:
 - Regional parks will be high quality and provide diverse activity opportunities
 - District parks will be good quality and include diverse activity opportunities
 - High Level Neighbourhood Parks will be good quality and include diverse activity opportunities
 - Neighbourhood and local parks will be minimum standard and provide fewer activity opportunities
- Higher level regional and district recreation parks will include quality support infrastructure such as seating, shelter (including natural shade), picnic settings and access to amenities.
- Recreation parks should aim to include appealing landscapes of high amenity value with grassed areas, shady trees and shrub planting.

- Linear Open Space
- Development Principles**
- Linear open space should include pathways that support walking and bike riding as well as other support infrastructure such as seating, shady trees, shelters where appropriate and access to amenities for regional and district linear open space.
 - Linear open space should aim to include appealing landscapes of high amenity with grassed areas and shady trees.
 - Linear open space that supports horse riding should also be provided across the district.
- Tourism Open Space
- Open space that is oriented towards visitors should have adequate amenities including seating, shelter (including natural shade), picnic settings, toilets, car parking and information signage and interpretation.
 - Some tourism oriented open spaces should be family oriented and include playspaces and other activity opportunities.
 - Where appropriate tourism orientated open space could support visitor orientated activities including markets, special events and cultural representation.





Open Space Type

Natural Areas

Development Principles

- Natural areas should incorporate quality environments with an emphasis on indigenous native vegetation and biodiversity where possible.
- An emphasis should be placed on managing and removing weeds, rubbish and vandalism in natural areas.
- Infrastructure development in natural areas should be limited to natural surface pathways, seating and interpretation that enhance the environment.
- Activities and development should be consistent with and have minimal disturbance on the character and environmental value of the natural area.

Stormwater

- Where stormwater management is integrated within open space the design should aim to minimise impacts on the landscape and cultural character of the open space and increase activity opportunities, e.g. a walking track and picnic settings around a water body.
- Water bodies should provide either high quality aesthetic value to the landscape, or be designed to provide measurable ecological values.
- WSUD (Water Sensitive Urban Design) principles should be promoted in all new or upgraded stormwater infrastructure.

Landscape

- Landscapes should be designed and maintained to a high quality and enhance the appeal, function and amenity of the open space through tree and shrub planting.
- Landscapes should be sustainable and reflect location and climatic conditions as well as the potential for adaptation.
- Landscapes should be cost effective to maintain.

Community Open Space

- Open space around community facilities should be good quality and aim to complement the character and function of the buildings.

Open Space Type

Cemeteries

Development Principles

Cemeteries should be enhanced and could include:

- Pathways and connections.
- Trees and natural landscapes, including grassed or paved areas.
- Seating and shelter.
- Information and interpretation.
- Access to amenities (toilets) at regional and district cemeteries.



Development of Recreation Destinations

The following summary indicates the types of facilities that could be considered in recreation destinations (linked to hierarchy).

Regional Destinations:

- Grassed areas with links to seating, picnic settings and where appropriate shelters
- Landscapes including shade trees
- Pathway connections to the open space (shared-use) and links to key trail networks
- Pathway connections to facilities within the open space (shared-use)
- Play innovations (creative and natural play, water play, access for all)
- Diverse activity opportunities (courts, ball games, exercise equipment, BMX, dirt jumps, skate park and running track)
- Heritage features, memorials and art works
- Lighting for twilight and evening use
- Amenities within the open space (toilets, disability toilets)
- Links to car parking (off road and along street)
- Signage and interpretation
- Strong disability access focus

District Destinations:

- Grassed areas with links to seating, picnic settings and where appropriate shelters
- Landscapes including shady trees
- A number of activity opportunities (play, courts, ball games, exercise equipment, BMX, skateable spaces, running track)
- Access to amenities (toilets, although not necessarily within the open space)
- Links to car parking (off road and along street although not necessarily within the open space)
- Signage and information
- Pathways to the open space and links to key trail networks
- Disability access focus
- Community gardens and productive landscapes

High Level Neighbourhood Destinations:

- Grassed areas with links to seating and picnic settings
- Landscapes including shady trees
- Some activity opportunities (play, courts, exercise equipment, BMX)
- Generally amenities (toilets) will not be provided within the open space but could be located in facilities nearby
- Links to car parking (along street)
- Pathways to the open space
- Disability access
- Community gardens

Sports Facility Development Principles

Potential principles for the provision of sporting infrastructure are provided below in accordance with hierarchy. The list provides a guide for key sporting facilities and is not intended to be all inclusive.

Infrastructure	Regional	District	High Level Neighbourhood
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 	<ul style="list-style-type: none"> - Appealing quality and could be a stand-alone facility - Energy and water efficient
Clubroom	<ul style="list-style-type: none"> - Multi-use club and community facility aimed at supporting a range of users and activities through flexible design as part of a hub. - Potentially a large high quality clubroom with viewing areas linked to revenue generation (bar, function areas etc) 	<ul style="list-style-type: none"> - Multi-use or shared use club facilities that contributes to a hub. - Good size and good quality with potential link to revenue generation (bar, function areas etc) 	<ul style="list-style-type: none"> - May not be appropriate or limited to change rooms, kiosk and small meeting area
Playing field surface	<ul style="list-style-type: none"> - High quality turf - Potential for synthetic surface field for training and concentrated use - Achieve IPOS standard 	<ul style="list-style-type: none"> - Good quality turf - Synthetic surface not appropriate - Achieve IPOS standard 	<ul style="list-style-type: none"> - Safe and appealing quality turf - Synthetic surface not appropriate - Achieve IPOS standard
Irrigation and drainage	<ul style="list-style-type: none"> - Automated irrigation and drainage 	<ul style="list-style-type: none"> - Quality irrigation and drainage 	<ul style="list-style-type: none"> - Irrigation and drainage to maintain safe and appealing surface
Outdoor court surface	<ul style="list-style-type: none"> - High quality surface (synthetic, flexible) 	<ul style="list-style-type: none"> - Quality painted acrylic surface 	<ul style="list-style-type: none"> - Painted surface or bitumen
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 	<ul style="list-style-type: none"> - Quality turf (grass) surface
Field Lighting	<ul style="list-style-type: none"> - Match game standard lights 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. Could include match standard electrical fittings and fixtures for future upgrade 	<ul style="list-style-type: none"> - Base training lights evenly distributed around the field - Lighting unlikely (budget competition constraints)
Court Lighting	<ul style="list-style-type: none"> - Match standard court lighting with minimal overspill 	<ul style="list-style-type: none"> - Quality court lighting with minimal overspill (with match standard fittings and fixtures for future upgrade) 	<ul style="list-style-type: none"> - Base court lighting
Car parking	<ul style="list-style-type: none"> - Off street car parking linked to the facility with disability parking 	<ul style="list-style-type: none"> - Predominantly off street car parking with disability parking 	<ul style="list-style-type: none"> - A mix of off street and on street car 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 key trails and pathways - Bike racks and drinking water 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 - Promote off road trail links

Development Quality Levels

Potential standards for open space development, linked to hierarchy, are provided below.

Hierarchy	High Quality	Good Quality	Minimum Standard
Regional	✓		
District		✓	
High Level Neighbourhood		✓	
Neighbourhood			✓
Local			✓

The different levels of quality are defined in the Hierarchy and Category Guide.



Guidelines for Open Space in New Development Areas



The guidelines included in this section aim to reflect best practice open space provision and development and are provided to assist Council and developers to plan for an appropriate provision and quality of open space in new development areas. The Guidelines could be used by Council to negotiate the provision of open space with developers and consideration could be given to including some of the guidelines within Council's Development Plan where appropriate.

In developing the Guidelines consideration has been given to recent best practice research undertaken by Suter Planners and WAX Design for the City of Charles Sturt as part of the Best Practice Open Space in Higher Density Developments study. Relevant guidelines have been included and modified where appropriate.

The guidelines provide a direction for the following aspects of open space provision and development:

- Provision
- Distribution
- Hierarchy
- Function
- Character
- Development
- Landscape
- Design



Focus	Guideline
Provision	<ul style="list-style-type: none"> • Generally 12.5% of land for open space should be sought in accordance with Section 50 of the Development Act 1993. However, Council may consider obtaining less land for open space in some development areas if there is a high provision of open space nearby and this existing open space can be improved in quality in lieu of additional open space being provided. • Opportunities to increase the amount of open space beyond 12.5% in medium and higher density areas or where open space in the surrounding area is lacking should be negotiated where possible using the principles outlined in the City of Charles Sturt Best Practice Open Space in Higher Density Developments study i.e.: <ul style="list-style-type: none"> • 12.5% of the land as 'Primary Open Space' • Up to an additional 1 hectare per 1,000 people as 'Contributory Open Space' • The following land types should not be included as part of the 12.5% open space unless the land has high conservation value or recreation potential: <ul style="list-style-type: none"> • Drainage reserves and gullies • Road verges • Permanent or temporary water bodies for stormwater retention • Open space with a stormwater role should not represent more than 20% of the total open space. Any additional stormwater land should be provided as additional to the open space requirements.
Distribution	<ul style="list-style-type: none"> • A wide boulevard that provides a main pedestrian or cycle connection and has verge widths of at least 8 metres could be part of the open space provision. Other streetscapes will generally not be considered as open space. • All residents in new development areas should be within 300 metres of accessible and usable open space. This includes a recreation park, linear park or sports ground and ideally residents would be within 300 metres of a trail or pathway network connection..

Focus	Guideline
Hierarchy	<ul style="list-style-type: none"> • New development areas should include a balance of neighbourhood and local open space to cater for the needs of the community living within the development area. • Development areas should include a 'high level neighbourhood' park to provide a destination for residents where the development has a population of 3,000 people or more or where destination open space is lacking in surrounding areas. • Generally regional and district level open space should not be located within new development areas, unless the open space is in a high profile location that is easily accessible to people living in the wider district and region.
Design	<ul style="list-style-type: none"> • The design of open space should aim to cater for a range of recreation, social and environmental objectives. This includes providing opportunities for community interaction and participation in activities. • Facilities should be connected with other community facilities as part of hubs or centres (particularly in the growth areas). • 'Universal principles' such as Ecologically Sustainable Development (ESD), Water Sensitive Urban Design (WSUD), 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 to provide an inclusive social environment that fosters community activation and a general sense of wellbeing and social connection. • 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. • Recreation open space should be designed as a destination with footpath and cycleway links, including the potential for 'trail heads'.

Focus	Guideline
Design	<ul style="list-style-type: none">• The quality and function of open space should not be affected by drainage or stormwater management.• 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 well being. Whereas public realm areas such as the town centre and plaza's could be oriented more towards paving and pathways (hard surfaces).• Open space and landscapes should be high quality and deliver a high degree of amenity including shade and shelter, as well as, beauty and aesthetic value.• Water Sensitive Urban Design (WSUD) principles should be adopted without impacting on open space provision and quality.• Crime Prevention Through Environmental Design (CPTED) principles should be applied to all aspects open space design.• Diversity should be reflected within the design of open space to create different characters, aesthetics and levels of amenity.• Opportunities for cultural representations should be considered in relation to the design of open space; particularly in relation to Aboriginal and European history.• The relationship of 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.• The use of multiple fencing styles and materials should be avoided to create consistent and legible open spaces and development areas. However, styles and materials could be used to differentiate townships and precincts.

Focus	Guideline
Landscape	<ul style="list-style-type: none">• Existing large and significant tree species within development areas should be retained where possible within open space and streetscapes.• Trees, plants and landscape treatments that reflect the species Bioregion of the area and are appropriate to the existing climatic conditions and potential future climatic changes.• 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.• Good sized trees should be established within streetscapes where possible. This includes the use of innovative green infrastructure that enables trees to be established despite the road width (e.g. potential for root vaults and structural soils).• 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 could be considered for use in streets and reserves.

Focus	Guideline
Functionality and Usability	<ul style="list-style-type: none">• Land allocated for open space must be usable or 'fit for purpose'. Generally land that is difficult to access such as steep gullies will not be accepted as open space.• Open space that is intended to have a recreation use should be a minimum of 0.3 ha in size to be functional and support activity opportunities.• Open space should generally be at least 20 metres in width to be a usable park. 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 of concern could include:<ul style="list-style-type: none">• Flooding• Salinity• Erosion• Site contamination• Chemicals and hazardous materials

Focus	Guideline
Character (Open Space Type)	<ul style="list-style-type: none"> • New development areas should have at least one usable recreation park that provides a 'heart' or 'destination' for the community (i.e. a place to gather and for children, young people and other age groups to pursue activity). This could be a 'high level neighbourhood' park or a 'neighbourhood' park depending on the size of the development area and it would ideally be at least 0.5 hectares in size. Hubs will preferably be collocated with community facilities and have good connectivity to other destinations. • If a good sized recreation park (at least 0.5 hectare in size) is located within 300 metres of the new development area it may be appropriate for this park to be the 'heart' or 'destination' for the new development area. 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.

Focus	Guideline
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.
Development	<ul style="list-style-type: none"> Open space should be developed in accordance with hierarchy, using the Hierarchy and Category Guide as a framework. Facilities and infrastructure linked to open space in new developments should be well designed, robust and good quality. Toilets should only be considered for regional or district open space and where the toilet can be located to minimise impacts on residents and minimise security risks. Car parking linked to local and neighbourhood open space should be limited on the basis that residents will generally walk to the open space.



Open Space Review Guide

The Open Space Review Guide provides a framework for future land acquisition and the assessment of whether any open space should be revoked as community land and/ or used for purposes other than open space. The Guide is based on guidelines previously developed by Suter Planners for other local councils.

The Open Space Review Guide includes the following main components:

- Community Land Acquisition
- Community Land Revocation
- Consultation with the Community





Community Land Acquisition

Whilst the District of Mount Barker has a high provision of open space, there could be occasions where there is a need to acquire some parcels of open space, for example where there is a gap in provision, a gap in an otherwise connective corridor or the need to respond to population growth in a particular area. The following principles are provided to assist Council to ensure appropriate land parcels are obtained.

- 1: Land could be acquired for the following reasons:
 - Where there is new urban development or urban consolidation that is increasing the demand for recreation and/or sporting open space (identified shortage in provision).
 - Where a reserve has poor profile, access and surveillance and land acquisition is required to increase access and usability.
 - Where an established area is lacking useable recreation or sporting open space.
 - Where existing open space is in a poor location, difficult to access and/or of poor standard, and it is appropriate to replace land with more suitable open space.
 - Where privately owned land is of significant conservation or recreation value and should be retained and/or incorporated within an open space system.
 - Where there is potential to establish, complete or improve an open space connection (e.g. linear park, corridor, buffer, trail connection) through the acquisition of a parcel or parcels of land.
 - Land is required to establish a link with or access to a community facility or other open space.
- 2: Land that is being considered for acquisition should meet a number of the following criteria. This will particularly guide the allocation of land obtained through developer contributions.
 - The land should be relatively level and/or useable for recreation or sport (with the exception of linear corridors or natural areas).
 - The total land size should be appropriate to the type of open space required, e.g.:
 - a local park should be at least 0.3ha
 - a neighbourhood park (high level or neighbourhood) should be at least 0.5ha
 - a district or regional park should be at least 1ha
 - a sportsground should be at least 3.0ha
 - a section of a corridor/linear park will vary according to the surrounding existing or potential open space
 - The land should be easily accessible to surrounding residents, e.g. street access, level entry and have good passive surveillance.
 - The land should have existing or potential capacity for quality vegetation growth.
 - The land should not be a drainage reserve, gully or road reserve, unless it has high conservation value or recreation potential.
 - The land should not be wasteland or a contaminated site.
 - The land and related landscaping should be sustainable regarding future maintenance and water conservation.

Community Land Revocation

Key principles that can be used by Council to guide Council owned community land revocation (for possible disposal) are as follows:

- 1: 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 District of Mount Barker and the related social, recreation and environmental values of Council and the community.
 - There is an adequate supply of recreation 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.
- 2: 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.
- 3: 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.
- 4: 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.
- 5: 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 disposal 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.

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 assessment criteria on this page provides a framework 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

Note that land revocation is not recommended for sportsgrounds, regional, district and high level neighbourhood parks or natural areas (watercourse or bushland). These types of open space are all highly valued by the community and have recreation, sport or environmental significance.

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.

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.

