



CITY OF
TEA TREE GULLY
Naturally Better

2025-2034

Open Space Asset Management Plan

Asset management plans (AMPs) are used to guide the planning, construction, maintenance and operation of our infrastructure.

These plans are key components of our Long-Term Financial Plan and include detailed information about each asset and define which services will be provided, how they will be provided and what funding is required to cost-effectively deliver them over a 10-year period.

For more information call 8397 7444
or visit cttg.sa.gov.au/amp

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Introduction

The City of Tea Tree Gully's open space assets provide valuable services that are part of our community's everyday life. They have been established over a long period of time and must be properly maintained and developed to ensure continued community benefit.

The primary purpose of our open space assets are to provide fun and engaging leisure and recreational areas as well as vibrant open spaces for the City of Tea Tree Gully community.

This asset management plan is used to guide the planning, construction, maintenance and operation of Council's open space infrastructure.

It details our approach to managing our open space assets, future demand and risk, and our compliance with regulatory requirements. It also identifies the estimated capital expenditure necessary to provide open space infrastructure and associated services to the community over a 10-year period.

Our goal in managing our open space assets is to meet the required service levels in the most cost-effective manner for present and future customers. This means timing infrastructure renewals before unplanned maintenance costs become excessive, but not so soon that assets are renewed before it is really needed.

Our open space assets include:

- Playspaces – play equipment, soft fall, outdoor fitness equipment and associated shade sails and structures
- Park furniture – park benches and seats, picnic tables, barbecues, bin infrastructure, bike stands and drinking fountains
- Park shelters and structures – sporting and picnic shelters and miscellaneous structures

- Playing fields and sports courts – football and soccer ovals, tennis, basketball and netball courts, associated sporting goals/nets
- Irrigation – irrigation systems, irrigation controllers, water meter services
- Tree screens – vegetative screens along a roadway that provide an aesthetic appeal, screen the road and provide privacy to the adjoining properties.
- Lighting – Sports floodlighting, reserve lighting, car park lighting
- Fencing – Fencing, gates, bollards, retaining walls, entry statements

The total current replacement cost of these assets is about \$90.5 million.

Community satisfaction is high with open space assets and associated service delivery and has remained consistently high in previous years.

Approximately \$7.95 million is required each year to maintain, operate and renew our open space assets in accordance with our current service levels. Actual annual expenditure will vary from year to year as we acquire more assets, build new assets and undertake major renewal works.

This asset management plan should be read in conjunction with Council's key strategic management, planning and policy documents, including our Asset Management Policy, Long-Term Financial Plan and Annual Business Plan and Budget.

Collectively, these plans support the achievement of our vision for our City – *A thriving community that enjoys a quality lifestyle that values its people and natural environment.*

This plan is reviewed annually, with a full update completed every four years.

We incorporate community feedback into our Asset Management Plans through information provided via annual surveys, the review of common customer requests, and formal community engagement.

Visit cttg.sa.gov.au/amp to view all of our asset management plans.



Open space profile

Asset quantity

127	106
Playspaces (5 informal fitness equipment)	Playing fields and courts
39	256
Playspaces with artificial shade structures	Irrigated sites
3	1623
Skate parks	Park furniture items
5	83
BMX tracks	Park shelters
	364
	Tree screens



- Playing fields and courts - \$20.2 million
- Tree screens - \$20.2 million
- Irrigation - \$16.1 million
- Reserve & sports lighting - \$13 million
- Playspaces - \$10.1 million
- Fencing & retaining walls - \$6.6 million
- Park furniture - \$1.9 million
- Park shelters - \$1.5 million
- Recreational infrastructure - \$0.9 million

Service levels

The current open space asset service levels are driven by Council's strategic plan and vision for the City, legislative requirements and community research.

Service level drivers

Community insight

Annual surveys, trends from previous community surveys, various community engagement projects along with customer request data allows us to understand resident satisfaction with our asset management program and provides guidance for continuous improvement.

While suggested improvements may not directly relate to the maintenance or renewal of an asset, they can influence the use of an asset, which can impact its serviceable life.

Strategic and organisational goals

Our vision for a thriving community with a quality lifestyle that values its people and natural environment is the foundation of our strategic and organisational goals.

Council's Strategic Plan 2025¹ (Draft Strategic Plan 2030 currently being developed) articulates the vision and aspirations for our community, and details objectives for these aspirations. The objectives listed below are linked directly to the Open Space Asset Management Plan.

Community

- People feel a sense of belonging, inclusion and connection with places, spaces and the community.

- Our services are accessible to all and respond to changing community needs.

Environment

- Our consumption of natural resources is minimised by reducing, reusing and recycling products and materials, and using renewable resources where appropriate.

Places

- Streets, paths, open spaces and parks are appealing, safe and accessible.
- Neighbourhoods are easy to move around and are well connected with pedestrian and cycle paths that offer alternative to cars
- Infrastructure and community facilities are fit for purpose, constructed using sustainable practices and well maintained.

Leadership

- Planning considers current and future community needs.
- Decision making is informed, based on evidence, and consistent.
- The views of our community are considered in making major strategic.

¹ Strategic Plan 2025 - cttg.sa.gov.au/strategicplan

Legislative requirements

There are many legislative requirements relating to the management of open space assets. These include:

- *Local Government Act 1999*
- *Disability Discrimination Act 1992*
- *Environment Protection Act 1993*
- *Native Vegetation Act 1991*
- *Aboriginal Heritage Act 1988*
- *Animal and Plant Control Act 1986*
- *Australian Standards*
 - *AS/NZ Risk Management 4360-2004*
 - *HB 246:2010 Guidelines for managing risk in sports and recreation organisations*
 - *AS/NZ Playspace Standards*
- *State government guides and plans (universal design and inclusive play).*

Service level performance

The performance of our assets is measured in two ways:

Customer service levels

How the customer receives or experiences the service. The measures used in this asset management plan are quality, function and safety.

Technical service levels

What we do to deliver the service.

The current open space asset service levels are driven by Council's Strategic Plan 2025 and vision for the City, legislative requirements, community research and resources available within the current Long-Term Financial Plan (2025-2034).

These service levels will be used to:

- Clarify the level of service customers expect
- Identify the work required to meet these service levels

- Identify the costs and benefits of the services offered
- Enable Council and customers to analyse the quality, function and safety of open space assets based on the existing service levels
- Determine the impact (primarily financial) of increasing or decreasing the service levels.

Technical service levels

Supporting the customer service levels are operational or technical measures of performance. These technical measures relate to the allocation of resources to best achieve the desired customer outcomes and demonstrate effective performance.

Technical service measures are linked to the activities and annual budgets covering:

- **Operations** – the regular activities to provide services (e.g. street sweeping, pavement marking, etc.)
- **Maintenance** – the activities necessary to retain an asset as near as practicable to an appropriate service condition. Maintenance activities enable an asset to provide service for its planned life (e.g. road patching, unsealed road grading, footpath repair)
- **Renewal** – the activities that return the service capability of an asset up to that which it had originally (e.g. road resurfacing and pavement reconstruction, bus shelter replacement)
- **Upgrade/New** – the activities to provide a higher level of service (e.g. widening a bridge, sealing an unsealed car park) or a new service that did not exist previously (e.g. a new footpath or bus stop).

Service and asset managers plan, implement and control technical service levels to influence the customer service levels.

Customer service levels

Playspace service levels

Performance measure	Service level	Performance measure process	Current performance	Performance target
Quality <i>How good is the service, including its condition and quality</i>	Provide playspaces and opportunities for play that address the Playspace Design Principles. (Refer page 37, Annexure 1)	Overall provision of playspaces and allocation of equipment or play opportunities that address the Playspace Design and Prioritisation Principles. (Refer page Annexure 1 page 43)	Informed by the outcomes of the 2023-24 review of the Playspace Guide	Gaps identified in the 2023-24 review of the Playspace Guide will be addressed at renewal / upgrade. Replacement of assets over 25 years will be prioritised.
	Provide playspaces and opportunities for play at an appropriate standard free of major defects	Survey the community to obtain feedback on their perception of how well council assets are performing	2024 survey (102 responses) 79% satisfaction (4% dissatisfaction) in question to playspaces being well maintained	Continue weekly Level 1 inspections to identify cleanliness and defect issues for rectification, Level 2 inspections based on playground hierarchy
Function <i>How suitable is the service for its intended purpose</i>	Provide unique, engaging and diverse playspaces which challenge and aid in the development of the user and provide a variety of play opportunities for all age profiles and abilities	Play equipment to be replaced prior to reaching 25 years old	Annual renewal and replacement programs to consider replacement of playspace based on Strategic Physical Assets, Service Level,	Play equipment to be replaced or considered for replacement prior to reaching 25 years old
		Playspaces are to be developed in accordance with the Development Principles. (Refer page 37, Annexure 1)	Target Group and Design Outcomes (Refer page 37 Annexure 1)	All playspaces to meet the diversity of play equipment types based on their classification on renewal/ upgrade.
		Survey the community to obtain feedback on their perception of how well council assets are performing	2024 survey (99 responses) 59% satisfaction (4% dissatisfaction) in question to playspaces being fun and engaging	

Customer service levels

Playspace service levels

Performance measure	Service level	Performance measure process	Current performance	Performance target
Safety <i>How safe is the asset for users of the service</i>	Provide safe playspaces and play opportunities	Playspaces to be managed in accordance with the requirements of Australian Standard 4685 0:2017 and where possible AS 1428.1-2001 Design for access and mobility	Measured through Level 1-3 Playspace Audits and Customer Request Management system	All playspaces to be compliant to all relevant standards with only minor defects allowable
		Survey the community to obtain feedback on their perception of how well council assets are performing	2024 survey (100 responses) 79% satisfaction (3% dissatisfaction) in question to playspaces being safe to use	

Customer service levels

Park furniture, park shelters and structures service levels

Performance measure	Service level	Performance measure process	Current performance	Performance target
Quality <i>How good is the service, including its condition and quality</i>	Provide park furniture and park shelters at an appropriate standard free of major defects	Overall condition rating scores compiled following open space asset audit	Measured through Customer Request Management system and assessment against open space asset audit data	Minimum condition 3 (fair condition) Desirable network average 2 (good condition) (on 1 to 5 scale)
		Survey the community to obtain feedback on their perception of how well council assets are performing	2024 survey (118 responses) 78% satisfaction (6% dissatisfaction) in question to park furniture, park shelter and structures being well maintained	As per current performance
Function <i>How suitable is the service for its intended purpose</i>	Park furniture and park shelters are to be provided in accordance with the development levels of service for open space category and associated quality standard which has been applied	Assessment against existing data and compiled following the open space asset audit	Assessment against existing data and compiled following the open space asset audit	80% conformance in the provision of park furniture and park shelters within all parks by 2024
		Survey the community to obtain feedback on their perception of how well council assets are performing	2024 survey (118 responses) 79% satisfaction (6% dissatisfaction) in question to park furniture, park shelter and structures being fit for purpose	As per current performance
Safety <i>How safe is the asset for users of the service</i>	Provide park furniture and park shelters which are safe for use	Number of customer service requests relating to damaged or risks identified with park furniture or park shelters	Measured through Customer Request Management system and assessment against open space asset audit data	Reduction in customer requests over time. Hard to predict based upon sporadic vandalism events

Customer service levels

Playing fields and sports courts service levels

Performance measure	Service level	Performance measure process	Current performance	Performance target
Quality <i>How good is the service, including its condition and quality</i>	Provide playing surfaces, both natural and artificial, to an appropriate standard for their intended use and free of defects	Overall condition rating scores compiled following sporting court audit in June 2019	Measured through Customer Request Management system and feedback through the recreational services team	Minimum condition 3 (fair condition) Desirable network average 2 (good condition) (on 1 to 5 scale)
		Survey the community to obtain feedback on their perception of how well council assets are performing	2024 survey (101 responses) 72% satisfaction (7% dissatisfaction) in question to playing fields and sports courts being well maintained	As per current performance
Function <i>How suitable is the service for its intended purpose</i>	Meets user requirements for accessibility and functionality	Number of customer service requests relating to accessibility and usability/function	Measured through Customer Request Management system and feedback through the recreational services team	Reduction in customer requests over time and requests from lessee groups
Safety <i>How safe is the asset for users of the service</i>	Maintain quality playing surfaces, both natural and artificial, to an appropriate standard for their intended use and free of defects that could cause injury	Inspect and assess the quality and safety of playing fields and sports courts	Initial inspection performed in October 2017, with a consultant audit for formal/competition sports courts in June 2019 Sport court projects for 2024-25 FY inspected by consultants for defined rectification	Continue to inspect and assess playing fields and sports courts
		Survey the community to obtain feedback on their perception of how well council assets are performing	2024 survey (100 responses) 74% satisfaction (5% dissatisfaction) in question to playing fields and sports courts being safe to use	As per current performance

Customer service levels

Irrigation service levels

Performance measure	Service level	Performance measure process	Current performance	Performance target
Quality <i>How good is the service, including its condition and quality</i>	Provide operationally sufficient irrigation to establish and maintain turf and garden beds	Number of customer requests relating to the quality and amenity of irrigated areas	Measured through Customer Request Management system and audit/condition assessment	Minimum condition 3 (fair condition) Desirable network average 2 (good condition) (on 1 to 5 scale)
	Provide irrigation systems that require minimal maintenance and can be centrally controlled by Council staff	Number of maintenance items identified through scheduled irrigation system checks	Repairing maintenance issues when they arise. Continue to install central controllers to irrigation systems	Reduce the amount of maintenance required, and determine the optimal time to renew an asset rather than frequently repairing (156 sites of 256 sites centrally controlled)
	Irrigated turf areas in parks/reserves (near playspaces, open reserve areas etc) Are well maintained	Survey the community to obtain feedback on their perception of how well council assets are performing	2024 survey (112 responses) 69% satisfaction (11% dissatisfaction) in question to irrigated turf being well maintained	Undertake a condition audit on local park irrigation to determine renewal and maintenance priorities
Function <i>How suitable is the service for its intended purpose</i>	Meet user requirements (leased sites) and the development levels of service defined by the open space classification and quality standard which has been applied to the site	Auditing against the relevant open space classification and quality standard (e.g. Turf visual quality standard (TQVS) 2 for sporting ovals)	% compliance against current classification (e.g. only irrigating reserves to their level of classification) or stated in Community Land Management Plans (CLMPs)	Irrigate at a frequency and rate that applies to the TQVS rating for the reserve/sporting field
Safety <i>How safe is the asset for users of the service</i>	Operate and maintain irrigation systems that provide safe and quality sporting surfaces for users	Monthly independent risk assessment of sports field (IPOS) condition e.g. surface condition, surface water drainage	Measured through outcome of risk assessments	Reduction in identified risks relating to safety

Customer service levels

Tree screen service levels

Performance measure	Service level	Performance measure process	Current performance	Performance target
Quality <i>How good is the service, including its condition and quality</i>	Maintain all tree screens currently established across the City	Overall condition rating and functionality score	Measured through Customer Request Management system and audit/condition assessment for tree screens	Maintain or improve overall condition rating score of all tree screens through operational maintenance and capital works programs respectively
Function <i>How suitable is the service for its intended purpose</i>	Meets user requirements, maintains the intended purpose of screening properties in accordance with the development levels of service defined by the open space classification and quality standard which has been applied to the site	Auditing against the relevant open space classification and quality standard	% compliance against current classification	>80% compliance with quality standard
Safety <i>How safe is the asset for users of the service</i>	Screens remain in good condition free of protruding branches and vegetation and provide a visual screening to adjoining properties	Number of Customer Service requests relating to safety Three monthly visual assessments of all tree screens	Measured through Customer Request Management system Measured through outcome of routine visual inspections	Reduction in customer requests over time Reduction in identified risks and reactive maintenance



Future demand

Population growth, social and technology changes can impact community demand for services. This section looks at these trends and examines the strategies required to address them.

Demand drivers

Drivers affecting demand include:

- Population changes
- Demographic change
- Customer preferences and expectations
- Economic factors
- Seasonal factors
- Vehicle ownership rates
- Technological change
- Environmental awareness.

Demand forecasts

Demographics

The median age of City of Tea Tree Gully residents is 41 years. The median age has stayed the same since 2016, previously 39 in 2011 and 37 in 2006. However, since 2016, the number of families with three persons or more has risen, which may explain the non-increase of the median age, compared to the previous trend.

In order to accommodate the needs of people with a range of mobility levels, there is a need to plan and provide for these needs.

This has been addressed through the development of a Disability Access and Inclusion Plan (DAIP).

The DAIP was developed to support and enhance our ongoing commitment to providing inclusive and equitable access to our services and facilities to people living with disabilities, their families and carers. The key themes of the DAIP are:

1. Inclusive communities for all
2. Leadership and collaboration
3. Accessible communities
4. Learning and employment

The themes from this plan will be integrated in Council's decision-making processes similar to existing strategic and organisational goals.

Population

The City of Tea Tree Gully's population is forecasted to grow to 107,489 by 2036 (in 2021 – the last census year – the population was 101,174), due to natural change and migration.

In regards to population growth due to large scale development, the current Golden Grove Master Planned Neighbourhood Code Amendment may see an increase up to 1500 homes added to the region in future years, the largest since The Settlement development (Golden Grove) in 2009.

Long-term, this rise in population may result in increased open space asset usage, which may shorten the useful life of our assets and increase maintenance costs. Examples of this includes an increase in the utilisation of sporting facilities where turf surfaces deteriorate quicker and also expansion in services such as tennis courts being constructed to meet user demand.

Consumer preferences and expectations

As the City continues to grow and delivers infrastructure and services to achieve our strategic goals, a new standard of service delivery will need to develop over time. From previous developer contributions many tree screens were established in the northern suburbs of the Council region through the 1980s and 1990s and have become a much-valued feature of those areas.

These assets are valued by the community and the expectation is that Council will continue to maintain them in a functional and aesthetically pleasing manner. This is also the same for many entry statements within the Golden Grove and Greenwith areas. It is important to undertake regular inspections of these assets as they continue to age.

As Council delivers projects such as streetscape upgrades to reinvigorate areas of the City (several stages completed in the Modbury precinct area), the Council and consumer demand for these services grows. A greater emphasis has been placed on these types of upgrades, and are generally funded through new or upgrade funding.

Economic factors

With the general community want to reduce rate increases, not appropriately funding Council services has the potential to affect the way City of Tea Tree Gully delivers those services to the community. If there is a funding shortfall to manage existing assets to the agreed levels of service, the level of service will likely need to decrease or priorities be re-established. A shortfall could also result in the inability to provide new assets or upgrades desired by the community. It is vitally important for Council to continually update and review their practices to make sure the community's rate are well invested.

Environmental awareness

Increasing the tree canopy area within the City is a key strategic objective and is part of our Strategic Plan 2025 and 2020 vision. Tree canopy coverage in the city was approximately 17.83% in 2018 and was 22.29% after a data capture undertaken in 2022. Council managed land increased its tree canopy from 29.35% (2018) to 35.97% (2022) as well as 5.51% increase along road corridors.

These number will continue to increase with the further street tree planting in the City and retention of trees. Tree retention and canopy increase is managed in accordance with our Tree Management Policy - cttg.sa.gov.au/tree-management-policy

Demand management plan

Demand for new services will be met through the management of existing assets, the upgrade and renewal of assets, the provision of new assets and demand management practices.

Asset types	Demand Driver	Demand management plan
Open space assets	Population and density	An increasing population will drive demand for more open space and change how open spaces and open space assets are used. A decrease in private green spaces due to housing development will mean increased demand for community open spaces and open space assets. Examples of this can be seen throughout the Modbury Precinct. An increasing average age of population will see variations in asset provision requirements and utilisation of open space assets. Council will need to continually review development and demographic data to ensure any new or upgrade works consider these requirements during the planning and design phase or include provision for future development within the design.
	Recreation trends	Currently some open space assets are deteriorating due to over- utilisation and supporting infrastructure is also approaching capacity or is itself above capacity. Council will need to continue to review and refine provisional levels of service across all open space assets – to ensure community needs are being met and appropriate funding is allocated for developing new or upgrading existing sites and assets where current gaps or future needs have been identified.
	Infrastructure drivers	Potential loss of open space could affect user experiences. Council will work closely with state and federal government to limit any adverse effects which may be caused by state and federal government led projects.

Asset types	Demand Driver	Demand management plan
Open space assets	Environmental drivers	There will be competing priorities, such as urban infill, footpath program and an overall increase in paved/hard surfaces. These will combine to see a possible reduction in costs associated with the management of living/green assets. Council will continue to work to offset the environmental impacts of such developments and loss of 'green space'. There will be a reduction in recycled water usage and installation of new or extension of existing recycled water distribution mains, consequently causing an increased demand on mains water. Council will continue to integrate the principles of Water Sensitive Urban Design into all future designs and utilise best practice models and technology to limit mains water usage and increase stormwater reuse, treatment and retention of water sources wherever possible.
	Open space provision	Open spaces have to be flexible and multi-purpose to cater for a wide range of community needs. Facilities and amenities should be linked, accessible and support inclusive social participation. Council will use open space hierarchy information that prioritises renewal and upgrade activities that align with provision and developmental levels of service.
	Maintenance and park management	Council will continue to complete routine and reactive maintenance in accordance with existing maintenance service levels based on the open space classification structure. Maintenance service levels will be continually and routinely reviewed to ensure they remain relevant, cost effective and efficient.
	Precinct Planning and Master Planning	Review precinct plans and master plans on areas or sites within the city, and identify opportunities to integrate renewal and upgrade works in future years between strategic projects and renewal works.

Asset programs to meet demand

Customer usage

With a growth in recreational participation, primarily children and women's sports, there has been an increase in usage of sporting facilities which has previously led to upgrades of these facilities.

Due to greater use on turf surfaces at Modbury Soccer Oval and Richardson Reserve, which led to difficulty in rehabilitating the playing surfaces throughout competition seasons and higher operational costs such as mowing and water consumption, these soccer pitches were upgraded to synthetic grass playing surfaces. This playing surface will require less maintenance and reduce operational costs, as well as reducing the risk of injury that poor quality playing surfaces can cause.

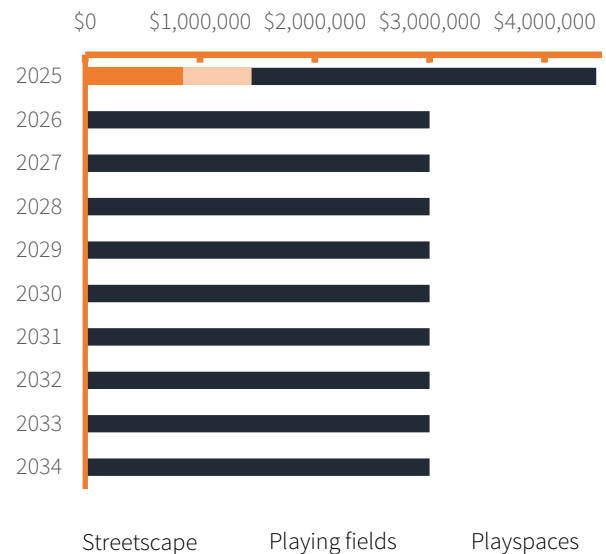
However, as natural turf was removed at these locations, it now requires Council to provision for replacement of the artificial turf surface in approximately 8 years after construction. The 8-year renewal timeframe is subject to the amount of wear and tear, and quality of maintenance performed over that period, but 8 years is a well-considered useful life as a basis.

Community expectation

The primary demand that impacts the provision of new open space assets is development of our park areas to provide a higher level of amenity or service. Projects that cannot be forecast such as those which are in response to community feedback will require support of Elected Members. These projects are generally instigated from Elected Members and achieved through both the annual business planning process and the acquisition of grant funding.

Acquiring new assets will commit ongoing operations, maintenance and renewal costs for the life of the asset. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs for inclusion in the Long-Term Financial Plan.

Upgrade and new assets to meet demand





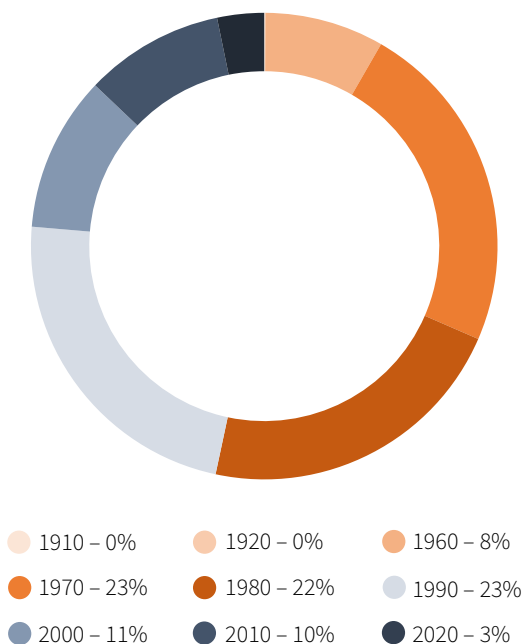
Lifecycle management

This section outlines asset performance and condition information, and uses asset management principles to develop broad strategies and specific work programs to achieve the agreed service levels.

The assets covered by this plan include:

- Playspaces
- Park furniture
- Park shelters
- Playing fields and sports courts
- Irrigation (sports fields, parks and garden beds)
- Recreational infrastructure
- Tree screens
- Sports and reserve lighting
- Fencing
- Entry statements

Asset age profile by decade
(% based on asset cost)



Asset capacity and performance

Open space assets are spread throughout the City and have been developed and managed over many stages of the City's development. Some assets are very long-lived and may never see full renewal throughout their existence, whereas some assets are short-lived or may have been provided in response to temporary demand from the community.

Open space assets have been provided to the community to provide recreation, leisure, environmental and aesthetic amenity over their lifetime, with some assets still in service since the early 1900s.

As the City has developed, some assets are in their second or third generation of renewal, and so we are seeing the need for cyclical renewals. Given the relatively short life cycles of many open space assets and increasing asset network, you can identify peaks and troughs by year acquired from asset information.

Assets are required to meet industry, best practice design, Australian and legislative design standards (where these are available).

As Council's open space assets age, the resulting service level deficiencies will be assessed and actioned through operational inspections. It is also noted that due to the range of assets renewed within the Open Space Asset Management Plan, it will at times be more practical to focus on single asset types to ensure their life cycles are reviewed and analysed as efficiently as possible.

Asset condition

The regular collection of condition data allows us to make informed decisions and mitigate risk when formulating forward capital works programs. Asset condition is usually determined through field observations of defect parameters.

Asset conditions are measured using a 1-5 rating system where 1 relates to an asset that is 'as new' and 5 relates to an asset that is at the end of its useful life.

Condition grading

1. Very good

New or like new, only planned maintenance required.

2. Good

Minor maintenance required, plus planned maintenance.

3. Fair

Significant maintenance required.

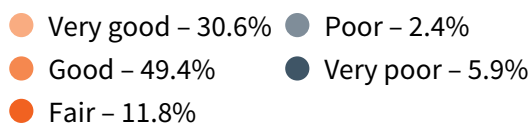
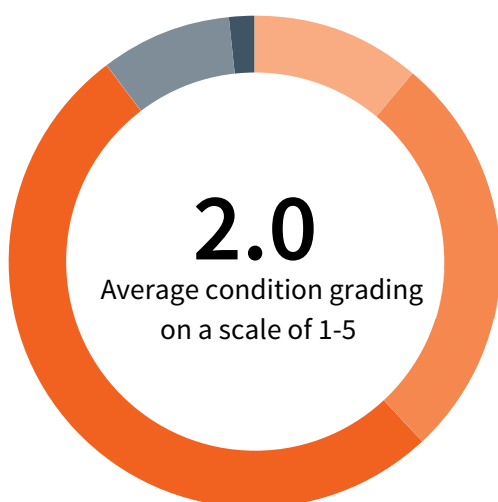
4. Poor

Significant renewal/rehabilitation required

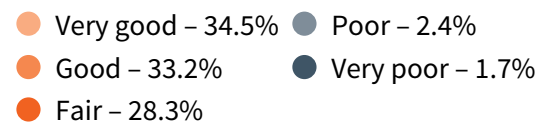
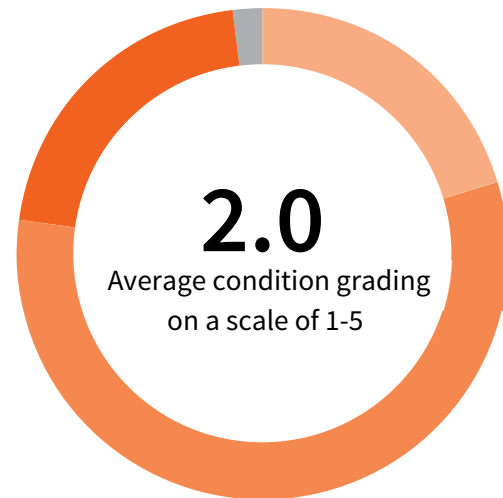
5. Very poor

End of useful life and/or beyond rehabilitation.

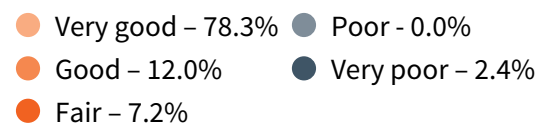
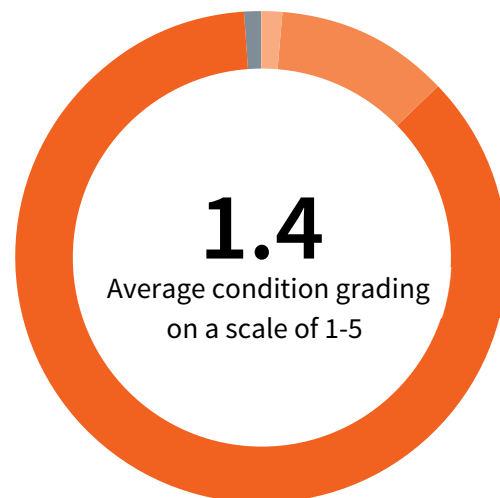
Sports courts condition



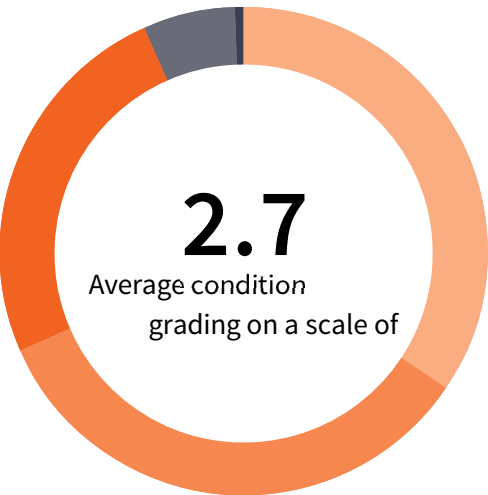
Park furniture condition



Park shelters condition

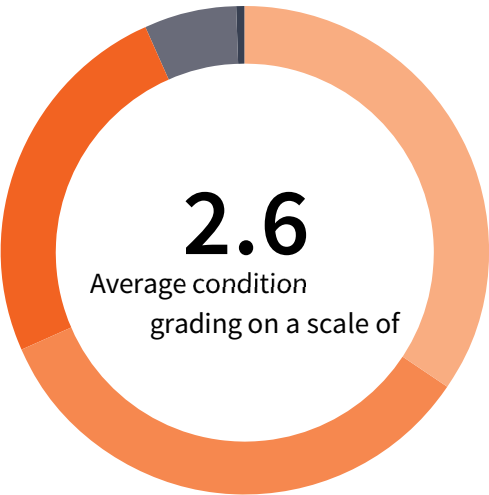


Tree screen condition



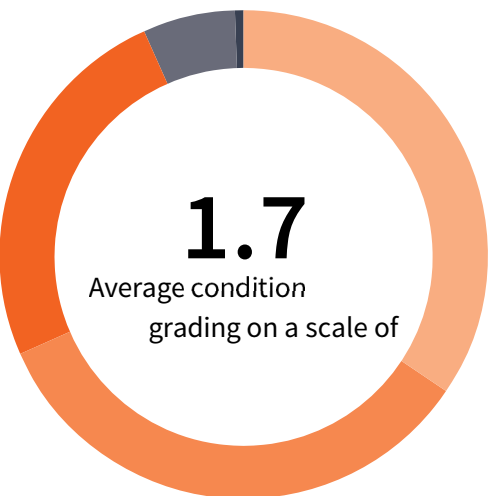
- Very good – 14.6%
- Good – 31.4%
- Fair – 31.1%
- Poor – 18.7%
- Very poor – 4.1%

Recreational infrastructure condition



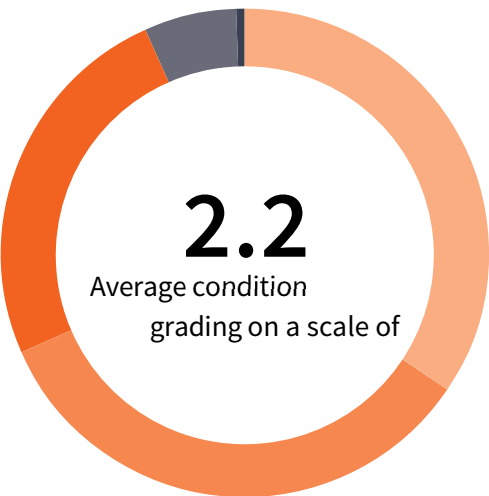
- Very good – 18.7%
- Good – 20.5%
- Fair – 55.8%
- Poor – 4.2%
- Very poor – 0.7%

Fencing condition



- Very good – 46.5%
- Good – 44.5%
- Fair – 5.6%
- Poor – 2.7%
- Very poor – 0.7%

Entry statement condition



- Very good – 6.6%
- Good – 76.6%
- Fair – 10.5%
- Poor – 6.3%
- Very poor – 0.0%

Operations and Maintenance Plan

To improve the usability and amenity of our open space assets, Council regularly undertakes operational activities such as routine inspections and maintenance on playspaces, park furniture and shelter, grass cutting, edging and fertilising of turf areas, specialised turf management on sports fields, and routine maintenance and inspection of irrigation systems. This work may improve the condition and functionality of the asset and will help prolong its useful life and maintain its operation.

Maintenance works are classified as reactive and planned.

Maintenance values above based on Irrigation and sports turf maintenance, tree screen maintenance, playspace maintenance and park furniture maintenance.

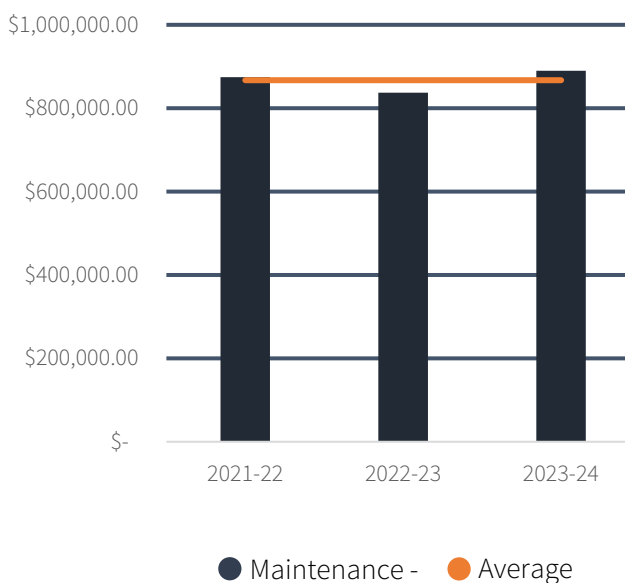
Reactive maintenance

Reactive maintenance is undertaken in response to customer requests or when assets fail and need immediate repair.

Planned maintenance

Planned maintenance relates to repair work that arises from proactive activities such as inspections and condition assessments, where actioning repair work is then prioritised, scheduled and reviewed against previous maintenance history.

Previous maintenance and operational expenditure



Renewal plan

Renewal is the process of restoring an existing asset to its original service potential. This does not usually increase the functionality or usability of the asset.

Work over and above restoring an asset to original service potential is classified as upgrade/expansion or new works expenditure, incurring additional operations and maintenance costs in the future.

Assets requiring renewal or replacement are identified using the following methods:

- **Aged based-approach**

Using acquisition year and useful life to determine the renewal year

- **Condition-based approach**

Using condition predictive modelling systems

- **Manual-based approach**

Using a combination of visual inspections and maintenance history to determine the remaining useful life of the asset.

Renewal plan methods by asset type

Type of asset	Renewal/Replacement method
Playspaces	Condition-based and aged-based
Park furniture	Condition-based
Park shelters	Condition-based and aged-based
Playing fields and sports courts	Condition-based and manual-based
Irrigation	Age-based and manual-based
Tree screens	Condition-based and manual based
Fencing	Condition-based and manual based
Entry Statements	Condition-based
Recreational infrastructure	Condition-based and manual-based
Sports and reserve lighting	Age-based and manual-based

Renewal prioritisation drivers

Asset renewal and replacement is typically undertaken in accordance with two major community expectations in mind:

Reliability

The asset can reliably deliver the service it was constructed to do so (e.g. renewing kerb and gutter, so water is properly transferred to drainage systems).

Quality

The asset is of sufficient quality to meet the target service levels (e.g. evenness and slope of a footpath).

Renewal prioritisation

The renewal of an existing asset is prioritised using the following criteria:

- **Risk**

The consequence of asset failure is high

- **Consumer usage**

The asset is highly used and the subsequent impact on users would be greatest

- **High cost asset**

Total value represents the greatest net value to the organisation

- **Age profile**

The asset is close to the end of its useful life

- **Maintenance**

The asset has high operational or maintenance costs

- **Community expectations**

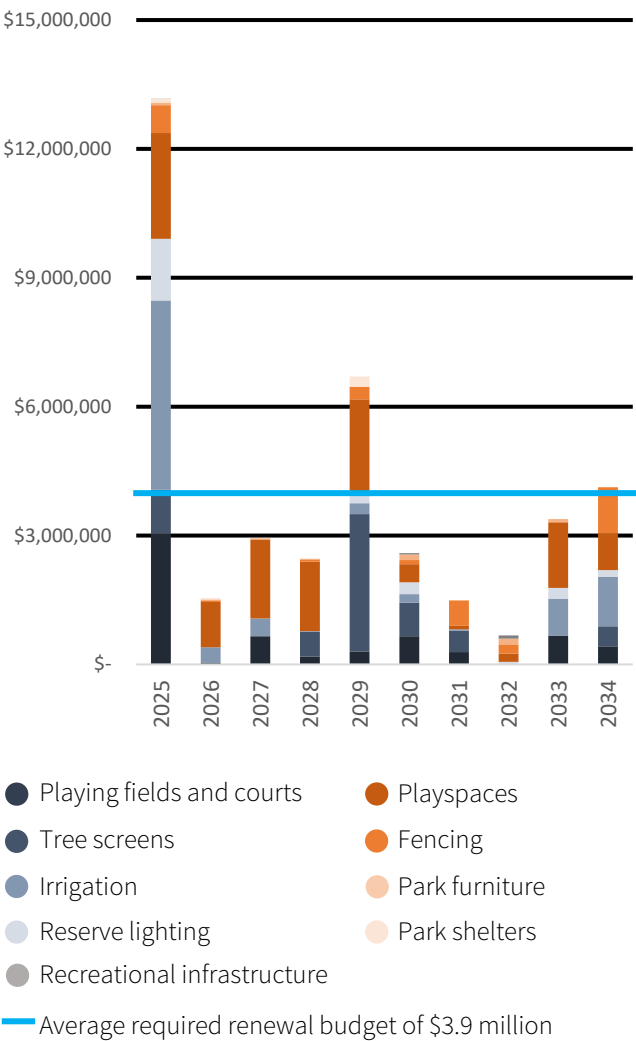
Asset renewal would provide better service levels.

For renewal prioritisation of playspaces, a matrix will be developed in the future based on criteria outlined in the annexure section of this AMP.

Future renewal and replacement expenditure summary

Projected future renewal and replacement expenditures are shown in the below graph.

Projected capital renewal and replacement expenditure



The projected capital renewal expenditure shows a large peak in year one, due to a backlog in irrigation, playing fields and courts and playspaces, but with an average required renewal budget of \$3.9 million over the 10-year planning period.

While the backlog appears high in year 1 (2025 financial year), several factors contributing to this are reasoned in the following:

Playspaces

\$2.46 million is projected for playspaces expenditure in 2025 financial year. This is accounting for projects already identified in the 2024-2025 annual business plan (\$1.45 million), and also a further million in a backlog, allocated to bringing several playgrounds up to the required service level (see Annexure 1, Schedule 1 and 2 for more detail on work Council has done to review its open space guide to provide upgrade enhancements to playspaces)

Irrigation

\$4.4 million is projected for 2025 to address aged irrigation assets that are forecasted for renewal based on the age-based renewal plan method. Many of these irrigation assets are from the Golden Grove development area that occurred in the 1980's and 1990's.

Playing fields and courts

\$3.05 million renewal expenditure is projected for 2025 based on recent conditional and compliance audits completed for sporting courts. \$2.33 million is budgeted for in the 2024-25 annual business plan, with the remaining \$0.72 million forecasted for other court resurfacing planned to be budgeted in following years.

For the \$13.2 million forecasted renewal requirements in the 2025 financial, the 2024-2025 annual business plan has \$5.57 million allocated for projects in the same category of assets detailed in this renewal plan.

Below is the projected capital renewal expenditure over the 10-year planning period for each asset type.

Renewal expenditure by asset type

Type of asset	Renewal expenditure
Playing fields and courts	\$6,254,100
Tree screens	\$6,545,490
Irrigation	\$7,688,804
Reserve lighting	\$2,367,100
Playspaces	\$12,261,186
Fencing, retaining walls and entry statements	\$3,032,214
Park furniture	\$461,870
Park shelters	\$360,000
Recreational infrastructure	\$108,900
Total	\$39,079,664

Assets identified for renewal and/or replacement may be deferred in capital works programs if the cost is not able to be funded. This can be the case when there is a backlog of assets to be renewed, (as described on the previous page for the 2025 financial year forecast) higher priority projects are required for other assets classes, or upgrade/new works have been committed based on consumer preferences, e.g. strategic projects.

Deferring the renewal of an asset may not impact its short-term performance. If work is deferred for a prolonged period of time, the cost of renewal may increase as the asset deteriorates.

Creation/Acquisition/Upgrade plan

New works are those that create a new asset that did not previously exist, or works which will upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. These additional assets are considered in the Future Demand section of this asset management plan.

As detailed from the Future Demand section, new assets and upgrade/expansion of existing assets are identified from various sources such as community or Elected Member requests, proposals identified from strategic plans or partnerships with other organisations. Project proposals are investigated to verify the need and to develop a preliminary budget estimate. Project proposals that are approved are ranked by priority and available funds and scheduled in future works programs.

Asset disposal plan

Disposal includes any activity associated with the disposal of a decommissioned asset including sale, demolition or relocation. For open space assets, City of Tea Tree Gully has no proposal to decommission any services.



Park shelter, Jubilee Reserve, Wynn Vale

Risk management

Effective risk management is integral to all aspects of Council business including how infrastructure assets risks are identified and managed



The risk assessment process which is aligned to the Risk Management Standard ISO 31000:2018 – Guidelines provides the logical approach for the identification, assessment and management of risks in order to protect Council’s assets and to minimise risks to the community.

Once risks have been assessed and rated, for the most significant risks (those rated as high or extreme), treatment options must be considered and implemented. Risks identified as moderate or low are monitored and reviewed to determine if circumstances change.

The following risk management principles have been applied to our open space infrastructure assets:

- Integration of risk management in all decision making and business processes
- Applying a systematic and structured approach to manage risks
- A tailored risk management approach to suit the context
- Applying an evidence-based approach in assessing and mitigating risks

- Determining the Council’s risk tolerance
- Applying a transparent and inclusive approach in the management of risks
- Applying risk management practices to continuously improve City of Tea Tree Gully’s operations.

Risk identification

For open space assets, risks can be identified from a number of sources:

- Minor operational routine inspections
- Major condition/defect inspections
- Customer requests
- History of performance
- Stakeholder advice.

Risk analysis

The City of Tea Tree Gully uses a risk assessment matrix (as pictured below) that is designed to define the level of risk by combining the consequence and the likelihood to arrive at a risk rating.

Risk treatment

All risks that have been assessed as having an extreme or high-risk rating require the implementation of mitigation strategies and/or risk treatment options (controls). The residual risk rating and treatment cost post implementation of treatment/controls is shown in the table on the next page.

Consequence	Likelihood				
	Rare	Unlikely	Possible	Likely	Almost certain
Critical	High	High	Extreme	Extreme	Extreme
Major	Medium	Medium	High	High	Extreme
Moderate	Medium	Medium	Medium	High	High
Minor	Low	Low	Medium	Medium	Medium
Insignificant	Low	Low	Low	Low	Low

Critical risks and treatment strategies

Service or asset at risk	What can happen	Risk rating	Risk treatment strategies/control	Residual risk *	Treatment costs
Playspaces	Non-compliance with relevant Australian standards or legislation	High	Review playspaces through routine inspections. Ensure that (required) changes in standards and legislation are reviewed and implemented as soon as practicable.	Moderate	Commitment to regular capital and operational expenditure to reach legislative compliance (to the standard that applies to each playspace at the time of installation)
Open space (general)	Asset renewals become unsustainable due to changes in demand	High	Undertake asset planning processes to inform budgets. Engage with the community where required to understand consumer expectation for best suited outcome	Moderate	Staff time as part of their defined roles
	Natural disaster (e.g. weather, environment) damages open space assets or exposes users to risk	Extreme	Manage through existing systems and consideration of natural disaster risks. Ensure assets are insured to repair/replace assets due to damaging activities	Moderate	Staff time as part of their defined roles. Yearly insurance policy renewal with the LGA Mutual Liability Scheme
	Injury to users of equipment due to asset failure	Moderate	Maintenance and condition inspections on assets undertaken through programmed work	Moderate	Staff time as part of their defined roles. Level 2 playspace assessments performed by Property Maintenance team.

Service or asset at risk	What can happen	Risk rating	Risk treatment strategies/control	Residual risk *	Treatment costs
Open space (general)	Major injury sustained whilst undertaking assessments or works of asset	High	Follow safe work procedures, undertaking risk assessments as required	Moderate	Staff time as part of their defined roles
	Asset failure prior to expected end of life	High	Undertake regular inspections of assets. Conduct regular maintenance on assets to prevent early failure.	Moderate	Staff time as part of their defined role. Horticulture teams perform Level 1 assessment of playspaces weekly to identify risks/issues for repair.



Financial summary

This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan.

Asset valuations

The value of our open space assets as at 1st June 2024 is shown below.

Asset type	Current replacement cost	Depreciated replacement cost	Accumulated depreciation	Depreciation expense
Playing fields and courts	\$20,168,567	\$14,973,791.	\$5,194,775	\$451,499
Irrigation	\$16,086,761	\$11,090,393	\$4,996,367	\$470,816
Reserve & sports lighting	\$13,012,034	\$9,334,232	\$3,677,801	\$457,750
Playspaces	\$10,088,693	\$7,117,444	\$2,971,249	\$306,548
Fencing & retaining walls	\$6,660,884	\$5,030,109	\$1,630,774	\$275,075
Park furniture	\$1,938,556	\$1,011,279	\$927,276	\$91,258
Park shelters	\$1,526,614	\$997,697	\$528,917	\$14,262
Recreational infrastructure	\$910,895	\$447,297	\$463,598	\$32,161

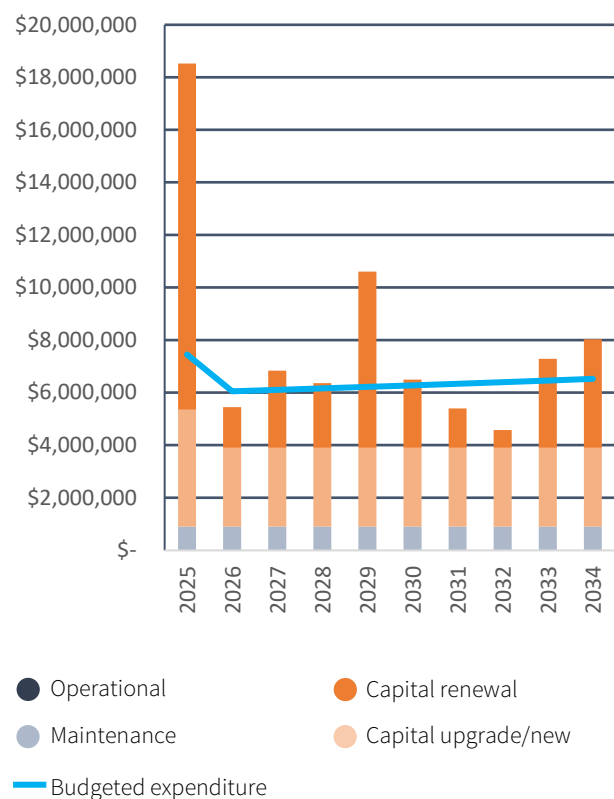
Financial projections

This plan sets out the projected operations, maintenance and capital renewal expenditure required to provide the agreed service levels to the community over a 10-year period in a sustainable manner and informs our Long-Term Financial Plan.

The projected operations, maintenance and capital renewal expenditure required over the 10- year planning period is \$7.95 million on average per year.

Estimated (budget) operations, maintenance and capital renewal and upgrade/new funding is \$6.4 million on average per year giving a 10-year funding shortfall of \$1.55 million per year.

The shortfall is due to the projected capital renewal and replacement expenditure of \$3.9 million per year, with an estimated budget for renewal being \$2.35 million per year. Greater detail is provided on pages 23 and 24 regarding renewal expenditure.



Asset renewal funding ratio

The Asset renewal funding ratio (Long-Term Financial Plan renewal budget/Projected capital renewal and replacement expenditure) indicates that over the next 10 years of forecasting that we expect to have 60.2% of the funds required for the optimal renewal and replacement of assets.

Knowing the extent and timing of any required increase in expenditure and knowing the service level consequences if funding is not available will assist in providing services in a financially sustainable manner.

A key tool in financial forecasting will be modelling the predictive behaviour of assets. Testing and verifying the intervention variables will determine if an increase in funding is required, or whether the serviceability of assets is decreased due to the budget allocation from the Long-Term Financial Plan.

Key assumptions made in financial forecasts

Key assumptions made in this asset management plan are:

- Asset values are based on valuations data performed by APV Valuers and Asset Management.
- The required renewal expenditure assumes that the community is content with the current levels of service across the entire asset class. Should these levels of service be refined through future community consultation, it could have a significant impact on the intervention levels used and funding required.
- The Long-Term Financial Plan is grouped by asset type, and is based upon the depreciation expense values.
- Replacement works will be valued based on actual costs of work, e.g. predictive modelling of roads determines the treatment cost input into the modelling software, and not the current replacement cost.
- The assumed useful lives of assets will be achieved.

- All assets with the same construction/material type will deteriorate at the same rate regardless of locational or environmental considerations.
- It is understood that the Long-Term Financial Plan funding values are subject to change year upon year based upon expenditure in other sections of Council, not just asset management related expenditure.

Forecast reliability and confidence

The expenditure and valuation projections in this plan are based on best available data. The estimated confidence level of this data is considered to be reliable (level B), using the five-level scale below.

A. Highly reliable

Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$.

B. Reliable

Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$.

C. Uncertain

Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete (up to 50% is extrapolated data) and estimated to be accurate $\pm 25\%$.

D. Very uncertain

Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete and most data is estimated or extrapolated. Accuracy $\pm 40\%$.

E. Unknown

None or very little data held.



Plan improvement & monitoring

The figures within this plan will be reviewed annually as part of our Long-Term Financial Plan review process and will be amended to recognise any changes in service levels, valuations, conditions and/or resources available to provide those services.

Status of asset management practices

Accounting and financial systems

We use TechOne to manage our financial information.

Financial transactions are processed using TechOne against financial assets, which update financial depreciation values as the transactions are performed.

Accounting standards and regulations

The Australian Accounting Standards provide the benchmark against which we report on asset accounting.

Asset management systems

We use TechOne to manage our asset information. This system integrates with our GIS system (ESRI) and our Customer Request Management system. (Salesforce)

Our asset register contains important asset information such as material, construction date, and hierarchy, which is used to develop this asset management plan and to forecast the renewal of our assets.

Improvement plan

The asset management improvement plan generated from this asset management plan is shown on the next page.

Monitoring and review procedures

The Open Space Asset Management Plan is reviewed annually, during the annual business plan and budget process, to ensure it reflects:

- Current service levels
- Actual asset values
- Projected operations, maintenance, capital renewal and replacement
- Capital upgrade/new and asset disposal expenditures
- Projected expenditure values incorporated into the Long-Term Financial Plan
- Any changes to the available resources and the resultant service levels.

The plan is due for full revision and updating within two years of each Council election.

Performance measures

The effectiveness of the asset management plan can be measured in the following ways:

- The degree to which the required projected expenditure identified in the asset management plan are incorporated into the Long-Term Financial Plan.
- The degree to which the works programs, budgets, business plans and corporate structures consider the 'global' works program trends provided by the asset management plan.

Asset management improvement plan

	Task	Responsibility	Resources required	Timeline
1	Establish draft current Service Level Agreements (Provisional, Development and Maintenance) for all open space assets, to reflect the work undertaken with current budgets Categorise assets in accordance with the open space categories contained within Council's Open Space Policy	Technical & Engineering Services	City Operations Operations Support Services	December 2026
2	Review, refine and collect additional asset information to assist in establishing quantifiable Technical Levels of Service for all open space assets Open space assets are to be grouped in accordance with open space categories as defined in Council's Open Space Policy Priority to be given to Parks and Tree Screens open space categories	Technical & Engineering Services	City Operations Operations Support Services Community Engagement	December 2026
3	Complete condition assessment and asset data capture for all open space assets covered in this plan Collect asset data at an increased component level to establish greater confidence in renewal needs and costs	Technical & Engineering Services	Technical & Engineering Services	Condition assessments based on a three- year cycle. Asset data capture when required (70% of the city's fencing captured) Level 3 playspace audits are conducted annually
4	Regularly review condition data in order to ensure the data used to forecast renewals is current and useful	Technical & Engineering Services	Technical & Engineering Services	Annually

	Task	Responsibility	Resources required	Timeline
5	Review critical risks and treatment strategies	Technical & Engineering Services	Strategic Assets, Buildings, Assets and Environment, Civil and Water Operations, Governance	June 2026 or every two years following endorsement
6	Update Open Space Asset Management Plan yearly when data changes or assessments realise a change in the renewal forecast	Technical & Engineering Services	City Operations Operations Support Services Project and Contract Delivery	Ongoing
8	Provide greater details of decision-making criteria within the asset management plan	Technical & Engineering Services	Technical & Engineering Services	Next AMP review

Annexure 1: Playspace planning

The outcomes of the 2023-24 review of the Playspace Guide and all play assets sets the future direction for the planning, design, delivery and ongoing asset management of playspaces.

Play has a key role within our community, and is the foundation for the physical, mental, emotional and social development of our children and youth. Playspaces provide a space where residents and families can connect, interact and create new friendships. These spaces play an important role in creating a sense of community and support physical, social and emotional wellbeing for the entire community.

The City of Tea Tree Gully is dedicated to encouraging play and is responsible for ensuring accessible and safe environments are provided that promote and enhance the health and wellbeing of our community. Currently Council maintains in excess of 127 playspaces across the City.

The Playspace Guide previously defined the way the City of Tea Tree Gully provided, maintained and developed playspaces.

In 2023-2024 an internal review of the Playspace Guide was conducted guided by the following

Design Principles endorsed by the Service Review Committee and Council in October 2023:

- Improved Health & Wellbeing
- Access to Play
- Unique Play Experiences
- Connections with Nature
- Cooler Playspaces
- Meets Community Needs
- Connects Communities

The Analysis for Prioritisation criteria (refer Image 1 below) will inform the prioritisation of renewals, upgrades and the provision of new playspaces.

The outcomes of the Playspace Guide review were endorsed by Council 28 May 2024.

This new approach enables Council to make informed decisions regarding the prioritisation and long-term planning for the provision and asset management of play in the City of Tea Tree Gully. The outcomes of the review of the Playspace Guide is being embedded into the Open Space Asset Management Plan.



Image 1. Analysis for prioritisation, from State of Play, Playspace Guide Review, May 2024

References and other relevant documents

City of Tea Tree Gully:

- Strategic Plan 2025
- Open Space Policy
- Open Space Asset Management Plan
- Community Engagement Public Consultation Policy
- Tree Management Policy
- Service standards (Technical Guides)
- Modbury Precinct Activation Policy
- Modbury Sporting Hub Master Plan Report
- Modbury Heights Precinct Plan
- Tea Tree Gully Township Precinct Plan
- Long Term Financial Plan
- Disability Access and Inclusion Plan

Australian Standards:

- AS 4685 (series)
- AS 4422 Playspace Surfacing. Specifications, Requirements & Test Methods

- AS/NZS 2890.6-2009 Off-street parking for people with disabilities
- AS 1428 (Parts 1-5) Design for access and mobility – General requirements for access
- AS 16630: Permanently installed outdoor fitness equipment - Safety requirements and test methods
- AS16899: Parkour equipment - Safety requirements and test methods
- River Torrens Linear Park Management Plan

Local Government Association -- Playspace Guide for Local Government 2015 Government of South Australia:

- Inclusive play – Guidelines for accessible playspaces
- Inclusive SA – South Australia's First State Disability Inclusion Plan 2019–2023
- Resilient East Climate Change Adaption Plan – November 2016.

Playspace Hierarchy

There are four classifications of playspaces regional, district, neighbourhood and local that define the types of play equipment that would typically be provided within each playspace. Guiding the distribution and service level provision of playspaces.

Local playspaces

Local playspaces will primarily cater for those people living within walking distance of the playspace. Generally smaller in size, located on less developed parks and have limited play equipment typically catering for one age group and designed to cater for short term visits.

Neighbourhood playspaces

Neighbourhood playspaces will offer diverse play opportunities that will draw people from the wider area. Larger and offer additional play opportunities compared to local playspaces and will generally provide play opportunities for one or two age groups and may include some accessible, inclusive and sensory elements. Designed to cater for medium term visits, typically greater than one hour in duration.

District playspaces

District playspaces will provide unique play opportunities and will be designed to attract

users from surrounding suburbs and across the City. They are generally be co-located with sporting and community hubs with supporting facilities that allow for extended visits. Providing a range of play opportunities for all ages and abilities and include accessible, inclusive and sensory elements.

Regional playspaces

Regional playspaces will be innovative and distinctive in their design and character and offer unique play and recreational opportunities that reflect the character of the City. Attracting families from across and beyond the City, with facilities that support longer visits, e.g. celebrations, community groups and all-day events. Providing equipment that caters for all ages and abilities including accessible, inclusive and sensory elements.

Refer Table 1. for playspace classification inclusions and exclusions



Image 2: Snapshot from State of Play, Playspace Guide Review, May 2024

Playspace Classifications

		LOCAL PLAYSPACE	NEIGHBOURHOOD PLAYSPACE	DISTRICT PLAYSPACE	REGIONAL PLAYSPACE
Catchment		500m	1km	2km	North / Central / South
Play Type	Sliding, swinging, balancing, spinning or rocking & climbing	✓ * Not all in small local	✓	✓	✓
	Passive and imaginative - may include nature play.		✓	✓	✓
	Passive and imaginative – may include sand & water play		✓	✓	✓
	Inclusive and sensory play (** small individual elements)	✓**	✓**	✓	✓
Diversity / Theme	Small themed off the shelf elements	✓	✓	✓	✓
	Small custom themed elements		✓	✓	✓
	Larger unique themed element			✓	✓
	Full custom themed playspace				✓
Age groups		1 Age Group	2 Age Groups	3 Age Groups	All ages & abilities
Single user activities		✓	✓	✓	✓
Group activities			✓	✓	✓
Irrigated turf kickabout		Min 1000m ²	Varies	Varies	Varies
Shade	Natural shade prioritised	✓	✓	✓	✓
	Small single shelter (***) only if no natural shade)	***	✓		
	Medium shelter		✓		
	Multiple shelters may be small / medium / combination			✓	✓
	Shade sails (**** limited to long play elements)		****	✓	✓
Public Toilet		No	✓ Only in creek corridors	✓	✓
BBQ		No	✓ With access to toilets	✓	✓

Table 1: Playspace Classifications, Playspace Guide Review, May 2024

Playspace Asset Life

The asset life of individual pieces of play equipment varies significantly and is not limited to age and condition.

Previously Council has adopted an asset life of 25 years for play equipment, however the asset life of playspaces and individual pieces of equipment varies significantly and is informed by:

Age group and alignment with local population

Design life (specified by the manufacturer)

Materials & components complexity

Ongoing maintenance

Utilisation level (wear and tear)

Level of risk associated with Australian Standards compliance.

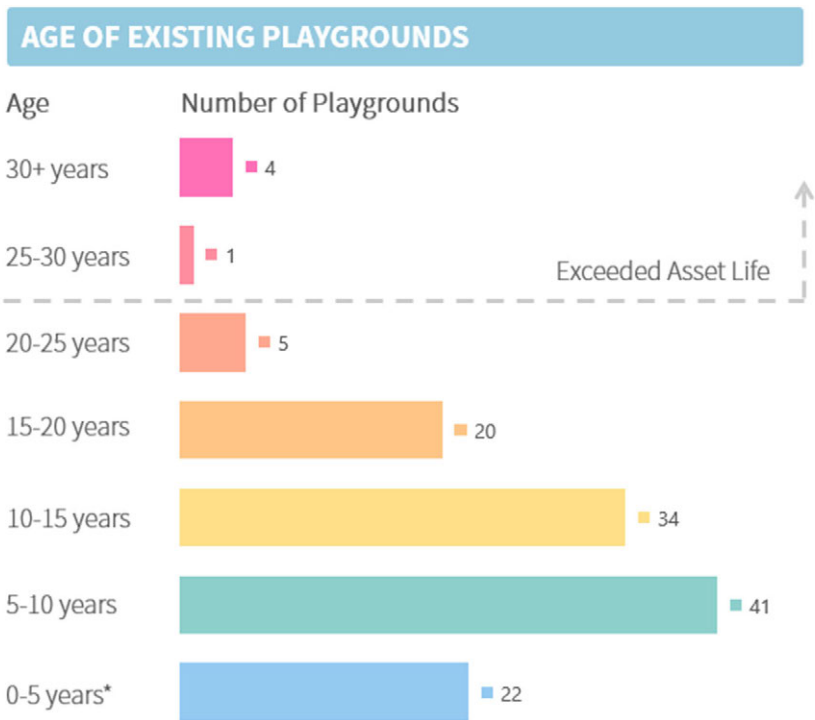
A data cleanse of playspace asset data was conducted in 2024-25 as part of the review of the Playspace Guide identifying 5 playspaces and 41

individual pieces of play equipment that have exceeded the 25-year asset life (Refer Graph 1).

Playspaces scheduled for construction in FYE 2024 are categorised as 0-5 years.

Further the review has highlighted the need to implement a strategic long-term plan for the replacement, renewal, upgrade and provision of new playspaces.

Based on a 25-year asset age, in 10 years' Council would be due to replace over 34 playspaces over a 5-year period and a further 41 playspaces in the following 5-year period. Long-term strategic planning for the renewal, upgrade and provision of new playspaces is required to ensure financial sustainability.



Graph 1: Age of Existing Playspaces from State of Play, Playspace Guide Review, May 2024

Design Principles

The design principles will be used to guide the development of playspaces in the City of Tea Tree Gully

Improved Health & Wellbeing

Play is an essential part of the health and wellbeing of children and their families. It helps develop imagination, build confidence, grow social and communication skills, learn how to care for others and the environment, develop physical, cognitive and emotional skills and increases their overall health and happiness. Playspaces that encourage users to stay longer, improve the physical and mental health and wellbeing of the community.

Access to Play

Walkability mapping to determine access to playspaces within walking distance from homes via footpaths, bridges and pedestrian activated crossings and considers barriers including topography, roads and creeks.

Unique Play Experiences

Unique and where possible more inclusive play experiences for all ages through themed and diverse experiences and the provision of playspaces suitable for a range of all ages and abilities.

Connections with Nature

Access to sustainable play experiences that connect users to nature, encouraging discovery and creativity.

Cooler Playspaces

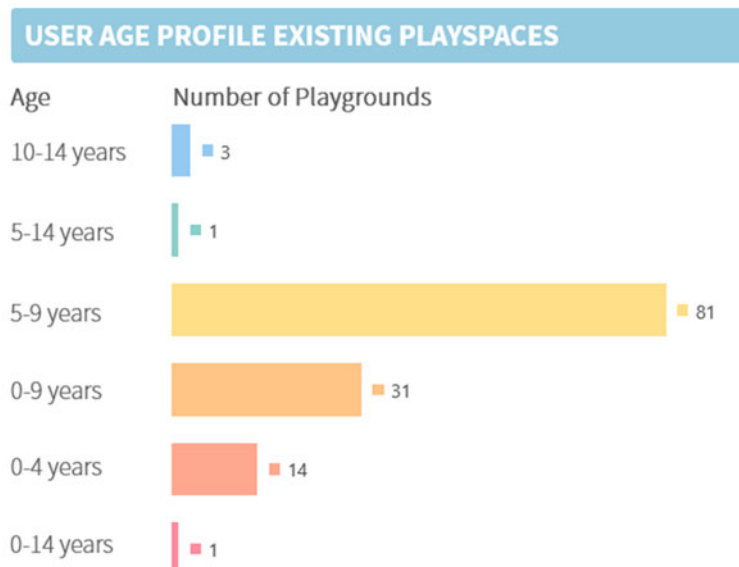
Cooler playspaces through the provision of natural shade where possible and through the application of the Principles of Playspace Design to achieve the design outcomes for playspace temperature.

Meets Community Needs

Playspaces that meet the needs of the age of children within the catchment of the playspace and ensures that children of all ages have access to a suitable playspace that meets their needs. A review of user age profile of existing playspaces (refer Graph 2. below) demonstrates the lack of diversity of play across key age groups.

Connects Communities

Playspaces that support community connection through diverse offerings and opportunities to engage with art and culture.



Graph 2: User Age Profile of Existing Playspaces, from State of Play, Playspace Guide Review, May 2024

Planning and Prioritisation

The following principles will guide the way the City of Tea Tree Gully develops its playspaces and how upgrades, renewals and new playspaces are prioritised.

The prioritisation of playspace upgrades, renewals and the provision of new playspaces will be guided by data driven evidence, mapping and a weighted matrix using the following criteria.

PHYSICAL ASSETS



Asset Life

The physical asset age and condition of play equipment is a key driver for asset replacement. While aging assets or those when are performing poorly will be prioritised, consideration will be given to service level requirements, the appropriateness of assets to meet the needs of the local population and design outcomes.



Asset Condition

Through an extensive data cleansing process, the asset age of all individual pieces of play equipment has been identified and in conjunction with data gathered through Level 1,2 and 3 playspace asset audits will ensure that individual play assets are closely monitored to mitigate the risk of aging assets.

SERVICE LEVEL



Access

A playspace will be located within 500m walking distance (where possible) from residential properties, utilising the street/footpath network, shared use paths, bridges and where appropriate pedestrian activated crossings. Where possible playspaces are located within reserves that enable inclusive access.

Where gaps in playspace cannot be achieved due to the limited suitable land, consideration may be given to the potential acquisition of open space or upgrading pedestrian paths networks and bridges to provide access.



Classification

The development of new playspaces or upgrades to existing playspaces above their current classification will be guided by population growth, migration, population density, increase to housing density.

Council will apply responsible and strategic management in deviating from the hierarchy, design principles and approach to planning and prioritisation to determine playspace classifications. Consideration shall be given to potential operational impacts and additional capital and long-term asset costs.



Location

Regional playspaces are located on parks that receive the highest level of park amenities and maintenance provision. A graduated reduction in the level of park amenities and maintenance occurs from regional to local.

At renewal or upgrade playspaces will have inclusive park furniture including a park seat, a picnic setting, a litter bin, where possible 1000m² of irrigated grass suitable for unstructured and passive recreation and a formalised path to the playspace from the local street network or shared use path (corridors).

Off-street parking should be considered for regional and district playspaces, unless there is adequate on-street parking adjacent the reserve and parking does not adversely impact on the safety of road users or local residents.

TARGET GROUP



Age profile

Demographic data including population growth, migration, changes to population and housing density and local playspace data will guide the future provision of play.

Age groups

Playspaces should be provided for all ages and abilities. Where possible designs should extend the age profile of a playspace e.g. closed stairs to access a slide and a basket style swing in a playspace designed for 5-9 years provides play opportunities for children aged 0-4 years. Play age groups are defined as:

Junior 0-4 years

Equipment that is scale for young children and easily accessible e.g. closed stair and static access to play units and slides

Young children 5-9 years

Equipment that offers additional challenge e.g. dynamic elements

Older children 10-14+ years

Adventure style equipment, higher, more challenging and with dynamic access

All ages

Playspaces that incorporate intergenerational play elements, fitness equipment and play equipment that allows individuals of all ages to play side by side should be encouraged at the district and regional level and neighbourhood playspaces where there is a high density of population.



Population

DESIGN OUTCOMES



Inclusive Play

Council will use the State Governments Inclusive Play – Guidelines for accessible playspaces to help guide design decisions. The provision of fully inclusive playspaces be limited to district and regional playspaces due to the additional infrastructure required (i.e. car parking and Changing Places toilets).

Individual inclusive play elements and park amenities may be included in neighbourhood and local playspaces, however are limited to locations where accessible footpaths, carpark(s), playspace surfacing and park amenities are available or proposed as part of the renewal or upgrade.

Pathways to playspaces will be provided in accordance with the park's level of service and where possible will be inclusive. Designs shall consider user movement within the playspace and ensure safe access can be achieved.

Designs to consider AS/NZS 2890.6-2009 Off-street parking for people with disabilities and Pathways and Tactile Ground Surface Indicators AS 1428 (Parts 1-5) Design for access and mobility – General requirements for access.



Diverse Play

Playspaces play an important role in ensuring the health and wellbeing of our children, youth and families. The Australian Government Department of Health Guidelines recommends that children aged 5-12 years should accumulate at least 60 minutes of moderate to vigorous intensity physical activity every day.

Due to an increase in sedentary behaviours and reduction in private open space, playspaces and public open space play a key role providing places for families to walk, play and exercise. Exercise provides benefits to both physical and mental health and wellbeing of the community and it is imperative that diverse play and recreational opportunities are provided across our City.

Playspaces shall be unique in design and themed and provide diverse play opportunities. Diversity between playspaces within precincts ensures there are a variety of play options for all ages. Playspace design should engage with the surrounding natural environment providing diverse structured and unstructured play. All playspaces should provide a high level of play value and incorporate elements which encourage and provide for:

- Development of physical and cognitive abilities
- Equipment that challenges users and provides graduated risk
- Inclusive play, social interaction, participation & community connection
- Inclusive play equipment for all ages and abilities, be it independently, in parallel or collectively
- Free, unstructured and imaginative play



Temperature

- Active, passive, interpretive and reflective spaces in the playspace
- Integrate the playspace with natural environment to create unique play opportunities in place of traditional equipment. Including but not limited to earth mounds, imitation creek lines with integrated water play, natural boulders and logs or individual bespoke or statement play equipment.
- Risk assessed natural play areas replace the traditional nature playspaces

Fencing of playspaces shall be minimised and limited to inclusive playspaces and immediately adjacent to areas where risks cannot be mitigated i.e.:

- a busy road, carpark or water body / creek with steep banks
- a formalised unfenced off-leash dog park or unfenced dog exercise area

Natural Shade

Where possible playspaces are located or relocated at renewal / upgrade to utilise natural shade as it is more effective in providing cooling playspaces than shade sails.

Where natural shade does not already exist and no shade structure is proposed, large shade and specimen trees should be planted to provide summer shade to the playspace area. Tree species should be selected to maintain and enhance the existing character of the park and be of a suitable species for planting near playspaces considering the Resilient East Climate Change Adaption Plan, June 2016.

Prioritise the establishment of trees on the eastern and western sides of playspaces and where possible between play elements to maximise natural shade within playspaces from spring to autumn and cool playspaces through evapotranspiration.

Artificial Shade Sails

Shade sails provision is limited to regional and district playspaces and only in neighbourhood playspaces over long play elements where natural shade is not present and where play equipment allows for play periods in excess of one hour. This approach recognises the effectiveness and preference for natural shade and the capital, maintenance and ongoing management costs associated with shade sails.

Organic shade sail designs are prioritised that encourage air circulation within playspaces and are orientated to maximise shade in playspaces in peak use times and from spring through to autumn.

That modelling of shade sails be undertaken in design to reduce the risk of gaps in shade sail coverage over key elements in peak temperatures.

Further where shade sails or structures are provided, shade trees should also be planted (and irrigated) at the time of construction and trees can be established to potentially replace the shade sails at the end of its

useful life.

Play Equipment (materials, colours & finishes)

Materials, colours and finishes selected for playspaces considers the colours, finishes (gloss/matte) and thermal properties of materials to optimises thermal comfort.

- Prioritising lighter colours, with higher reflectivity, lower thermal conductivity and high emissivity finishes on unshaded elements where there is direct, prolonged or large area where there is direct contact from touch (ie slides).
- Limiting the use of brighter bolder colours or materials with thermal properties that are more likely to result in higher temperatures when there is direct and prolonged contact in unshaded elements, particularly in peak temperatures
- Avoiding dark colours or materials with thermal properties that are highly likely to result in hot or extreme temperatures where there is direct, prolonged contact ie dark recycled rubber softfall, powder coated steel, plastics and composites

Irrigation

Provide a minimum of 1000m² of irrigated turf kickabout space to be provided at all playspaces where possible, with the irrigated turf to be established as close as feasible to the playspace and established trees to create a microclimate around the playspace resulting in a cooler playspace.

That the upgrade or renewal of irrigation systems consider future playspace upgrades or potential relocations allowing for additional stations to aid in the establishment of trees in proximity to playspaces in either exiting or future playspace locations.



Leverage
Funding

Playspace upgrade and renewals may be prioritised where opportunities to leverage grant funding become available, typically on strategic sites, along green corridors or land identified as Metropolitan Open Space (MOS) land.

POLICY ALIGNMENT

Community Engagement

The community will have the opportunity to comment on the proposed playground renewal and upgrades, and their views will be considered during the planning or design process.

Procurement

The procurement of playground equipment and associated works will be in line with Council's Procurement Policy.

Diversity of Play Equipment

Playspace classifications identify the play equipment types to ensure there is diversity in play to build gross and fine motor skills in children and encourage children to play longer.

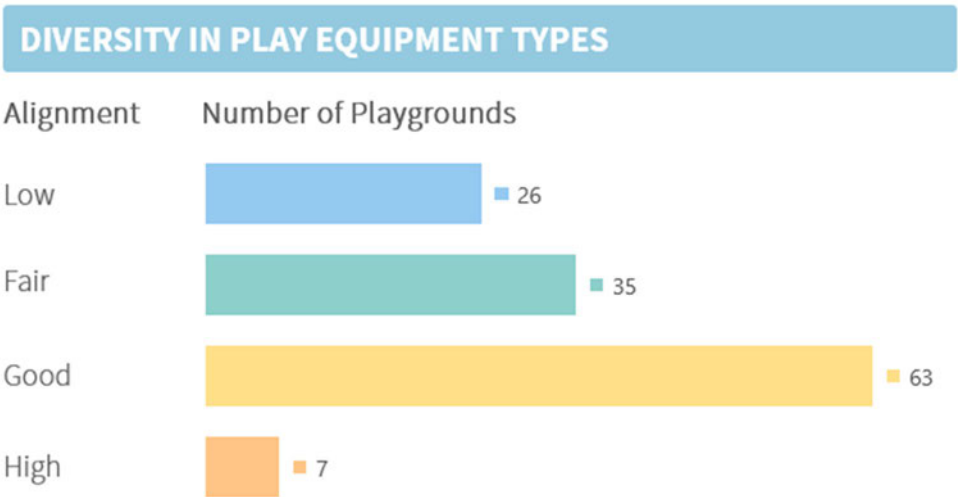
Increasing Diversity in Play

Playspace classifications identify the minimum required play elements required for diversity in play addressing gross and fine motor skill development. A review of all existing playspaces was undertaken including play equipment and informal play opportunities reviewed against the corresponding playspace classification (refer page 44, Playspace Classifications).

At renewal / upgrade gaps in diversity in play equipment will be addressed to ensure that playspaces meet the corresponding classification.

In summary the review identified 53% of playspaces provide good / high diversity in play.

- Low - Does not meet the minimum range of play types for the classification
- Fair - Missing one play type for the classification
- Good – Meets the range of play types for the classification
- High – Exceeds the minimum range of play types for the classification



Graph 3: Diversity in Play Equipment Types in Existing Playspaces, State of Play, Playspace Guide Review, May 2024

Risk Managed Play

Current playspaces in the fenced areas of community centres provide limited play value at a high cost to Council to provide and maintain

Risk Managed Play

There are five community centre playspaces within the City of Tea Tree Gully, the location and age are summarised below:

- Greenwith (1994)
- Surrey Downs (2008)
- Jubilee Junior and Senior (2006)
- Akora (1992-2007)

At the renewal /upgrade it is proposed to replace the playspaces within fenced areas of community centres to Risk Managed Informal Play Areas.

Risk Managed Play Areas are not defined as a playground or playspace, accordingly they will be

designed under the minimum requirements of a playspace as defined by the Australian Standards, with a key element being a Free Height of Fall (FFL) being less than 600mm.

Play areas may include elements that focus on fine and gross motor skills (refer image below), that are more appropriate linked with a community centre:

- Play / mud kitchens
- Chalkboards
- Sandpits
- Low logs or steppers
- Musical elements
- Art elements



Image 3: Example of a Risk Managed Play Area, State of Play, Playspace Guide Review, May 2024

Risk Assessed Play

Connecting play to the natural environment

Risk Assessed Play

The City of Tea Tree Gully has a comprehensive network of creek lines, green corridors and reserves that provide quality opportunities for the community to engage with the natural environment.

Key sites across the city will undergo a risk assessment to identify low risk natural areas that can be promoted as natural play. Risk Assessed Play Areas are not defined as a Playspace or

playspace, accordingly any enhancements added to the site will be designed under the minimum requirements of a Playspace as defined by the Australian Standards, with a key element being a Free Height of Fall (FFL) being less than 600mm.

Minor enhancements that may be considered including low logs, rock steppers, sticks, interpretive signage and public art for education purposes.

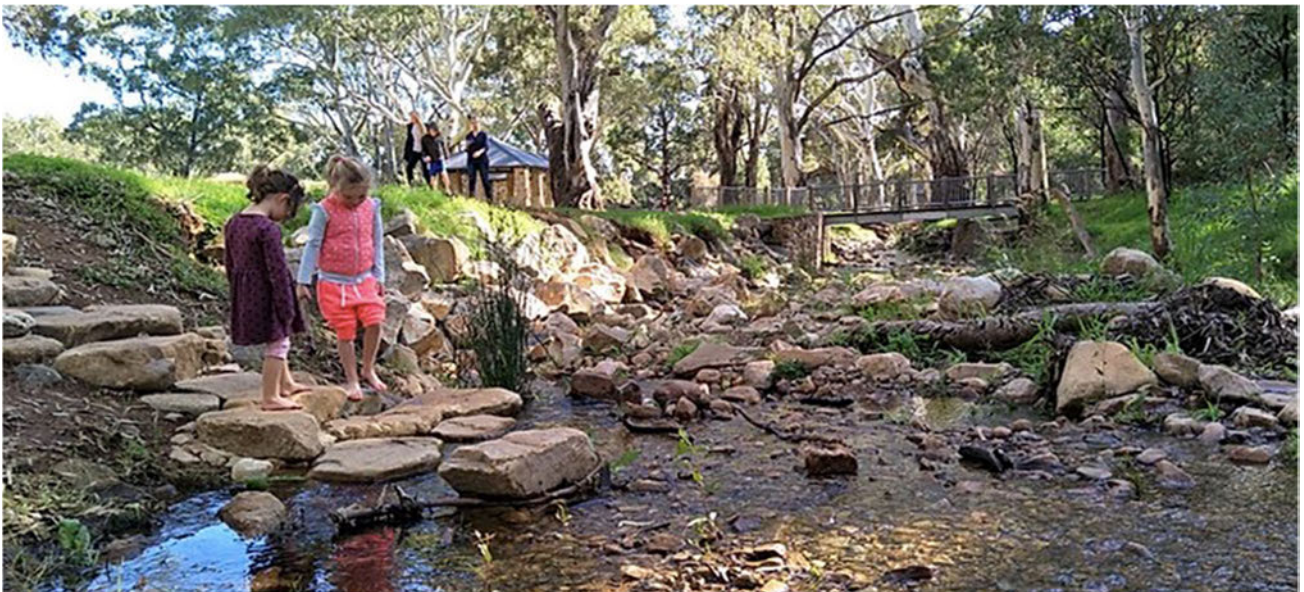


Image 4: Example of a Risk Assessed Play Area, State of Play, Playspace Guide Review, May 2024

Inspections and maintenance

Council will maintain all of its playspaces in accordance with the relevant standards AS 4685 (series) and AS 4422 Playground Surfacing - Specifications, Requirements & Test Methods.

Inspections

New playspaces

Prior to opening, Council will complete a comprehensive post-installation inspection of all new playspaces. This inspection will verify the play equipment and surfacing conformance to AS 4685 and AS 4422 respectively.

Routine visual inspections

Level 1 visual inspections will be undertaken regularly to identify any obvious hazards. Such hazards that may result from wear and tear, vandalism or weather conditions. The frequency of these inspections varies based on the local conditions, frequency of use and manufacturer's instructions.

Operational inspections

Level 2 operational inspections will be carried out regularly to manage Council's risk profile. These inspections will assess the operational functions and safety of the playspace. The frequency of these inspections varies based on the local conditions, frequency of use, complexity of play equipment and manufacturer's instructions.

Comprehensive annual inspections

Level 3 comprehensive annual inspections will be carried out on all playspaces to determine conformance to all relevant parts of AS 4685 and to establish the overall level of safety of the equipment, foundations and playspace surfaces.

Testing of impact attenuating surfaces – rubber surfacing, pine chip soft fall and sand

Playspace soft fall shall be tested for conformance to AS 4422 every three years. Loose fill material shall be installed to AS4422 with depth dependent on free height of fall.

Competence of person performing inspections

All inspections will be conducted by a suitably trained and competent individual as defined in AS 4685. Level of training, experience and competency varies across inspection types.

Maintenance

An immediate risk assessment will be undertaken to assess the safety implications of non-conformance following identification. The outcomes of this assessment will then inform the priority of and corrective action required. All maintenance, inspection, repairs and replacements will be recorded in line with the Council Records Management Policy.

All playspace equipment will be managed in line with the equipment manufacturer's recommendations.

Risk assessed and risk managed play areas will be assessed and managed on a case-by-case basis.

Schedule 1: Playspace Renewals

These playspace upgrades were identified in the review of the Playground Guide through the review of the analysis of the Level 3 comprehensive annual inspections conducted in 2023 and through the data cleansing process. Annual CPI increase of 3% has been included. The priority is to replace assets currently exceeding asset life in years 1 and 2, with year 3 including 2 playspaces that will exceed and 3 that will reach end of asset life in year 3. Year 4 addresses playspaces that will reach the end of asset life in that year or the year following. There are 8 playspaces to be considered in year 5, these will be prioritised based on asset condition and strategic need and may vary from the list provided.

PLAYSPACE RENEWALS		\$,000				
		YR1	YR2	YR3	YR4	YR5
LOCATION	CLASSIFICATION					
Elysium Reserve	Local	450				
Marwick Reserve	Local	450				
Pinewood Reserve	Local		570			
Greenwith Community Building	Local to Risk Managed		100			
Whinnen Reserve	Local		480			
Coulls Reserve	Neighbourhood		650			
Marengo Reserve	Local			495		
Hartog Reserve	Local			495		
Huon Reserve	Local			495		
Tristania Reserve	Local			495		
Noya Reserve	Neighbourhood				670	
Jubilee Community Building (Senior)	Combine to Risk Managed				105	
Jubilee Community Building (Toddler)						

Akora Community Building	Local to Risk Managed				105	
Hazel Reserve	Local				510	
Hutt (Mary Jane)	Local				510	
Barns Reserve	Local					525
Barracks Reserve	Local					525
Callitris Reserve	Local					525
Chinner Reserve	Local					525

Years 5-10

Hutt (Mary Jane) Playground

Barns Reserve Playground

Barracks Reserve Playground

Callitris Reserve Playground

Chinner Reserve Playground

Kinnaird Reserve Playground

Kirk Reserve Playground

Surrey Downs Community Building Playground
(Zanoni)

Tea Tree Gully Sports Area Playground

Cronulla Reserve Playground

Dewer Reserve Playground

Gunda Reserve Playground

Namatjira Reserve Playground

Sir Frank Berryman Reserve Playground

Vulcan Reserve Playground

Baymor Reserve Agility Equipment

Baymor Reserve Playground

Bentley Reserve Playground

Bernacchi Reserve Playground (Akoroa)

Courtyard Playground

Fairleigh Reserve Playground

Golden Fields - All Access Playground

Modbury Sports - Ashley Playground

Tilley Park Recreation Area Playground

Aspen Reserve Playground

Barmera Reserve Playground

Freshford Reserve Playground

Golden Fields - Senior Playground

Golden Fields - Toddler Playground

Hinkler Reserve Playground

Schedule 2: Playspace Upgrades

These playspace upgrades were identified in the previous Playground Guide and will be updated and presented to Council for consideration following the completion of updated mapping and classification review.

PLAYSPACE UPGRADES						
LOCATION	CLASSIFICATION	YR1	YR2	YR3	YR4	YR5
Cobbler Creek West Reserve (Olympiad)	Improve to Local					
Fairleigh Reserve	Improve to Local					
Hutt Reserve	Improve to Local					
Kinnaird Reserve	Improve to Local					
Kirk Reserve	Improve to Local					
Ultra Reserve	Improve to Local					
Whiting Reserve	Improve to Local					
Eva Reserve	Improve to Local					
Hazel Reserve	Improve to Local					
Hinkler Reserve	Improve to Local					
Roebbling Reserve	Improve to Local					

Schedule 3: Potential Service Level Gaps

Service level gaps in playspace provision identified in the previous Playground Guide were amended to reflect the outcomes of investigations into playspace provision, May 2026.

POTENTIAL SERVICE LEVEL GAPS						
LOCATION	CLASSIFICATION	YR 1	YR2	YR3	YR4	YR5
River Torrens Linear Park, Linear Park Drive Reserve	Local					
Tay Reserve, Banksia Park	Local					
Wynn Vale Recreation Reserve (oval), Wynn Vale	District					
Hope Valley Reservoir, replacement for O-Bahn Linear Park South (Morgola)	Local	Consult with the State Government and SA Water to consider long term upgrades to Hope Valley Reservoir nature playspace to improve play opportunities for a broader range of age groups as Lambert Reserve playspace approaches end of life				
River Torrens Linear Park	Local	Consult with the City of Campbelltown to ensure Linear Park Drive Reserve playspace and future upgrades to River Drive Reserve, Riverview Drive Reserve, Rotary Drive Reserve and the Dress Circle Reserve playspaces provide a broad range of open space experiences for all ages				

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