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.

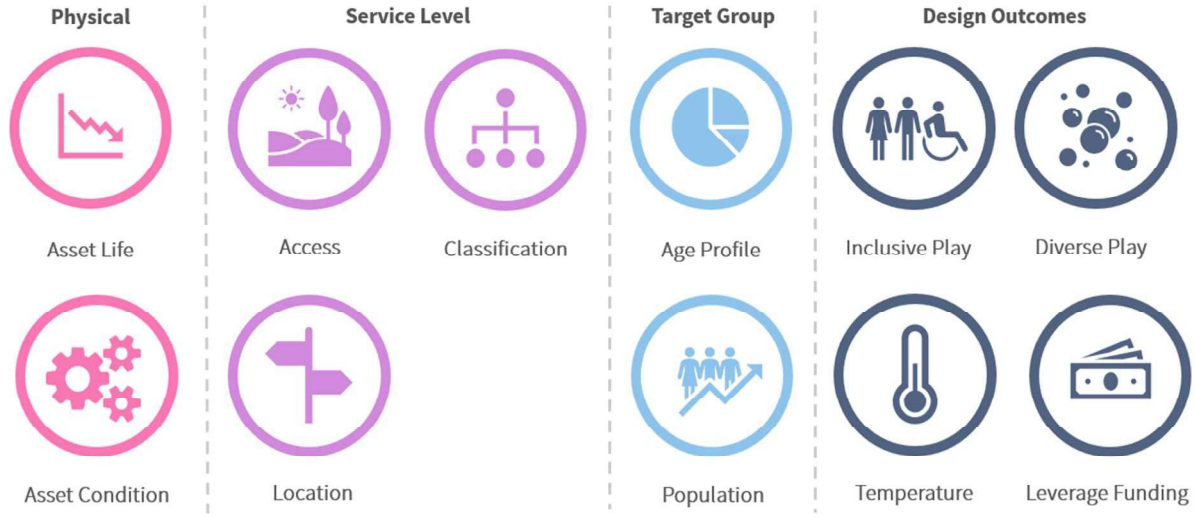


Image 1. Analysis for prioritisation, from State of Play, Playspace Guide Review, May 2024

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
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

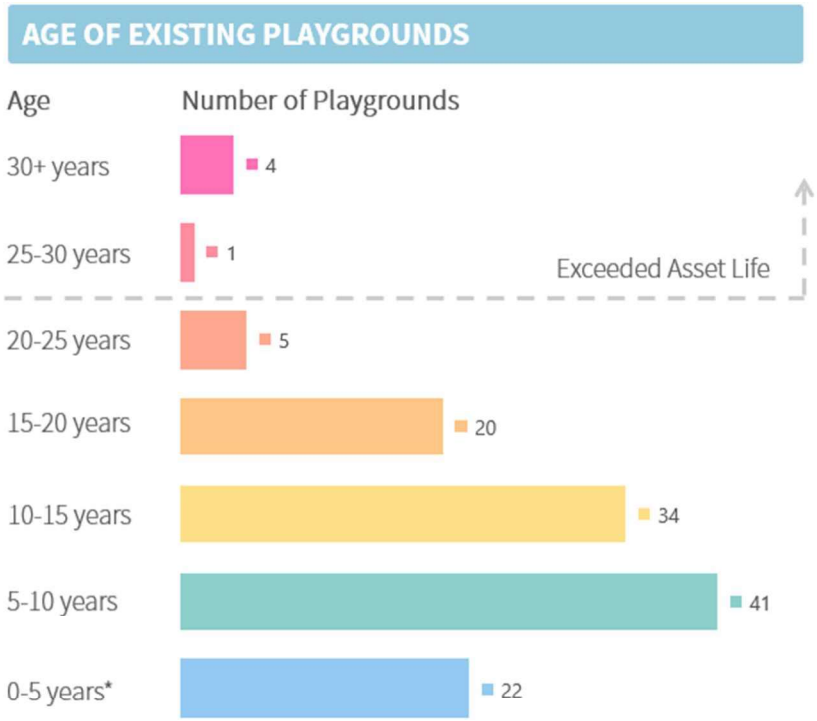
Utilisation level (wear and tear)

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.

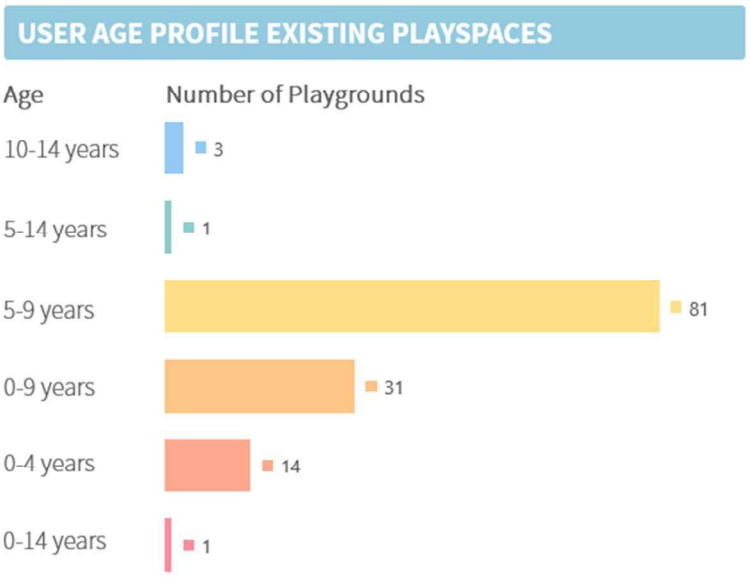
Unique Play Experiences
Unique and where possible more inclusive play experiences for all ages through themed and diverse experiences and the provision of playspaces suitable for a range of all ages and abilities.

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.

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 1000m^2 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*
Population	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.

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.



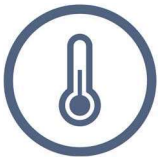
Diverse Play

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

		• 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
	Temperature	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. 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. 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. 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.
	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.

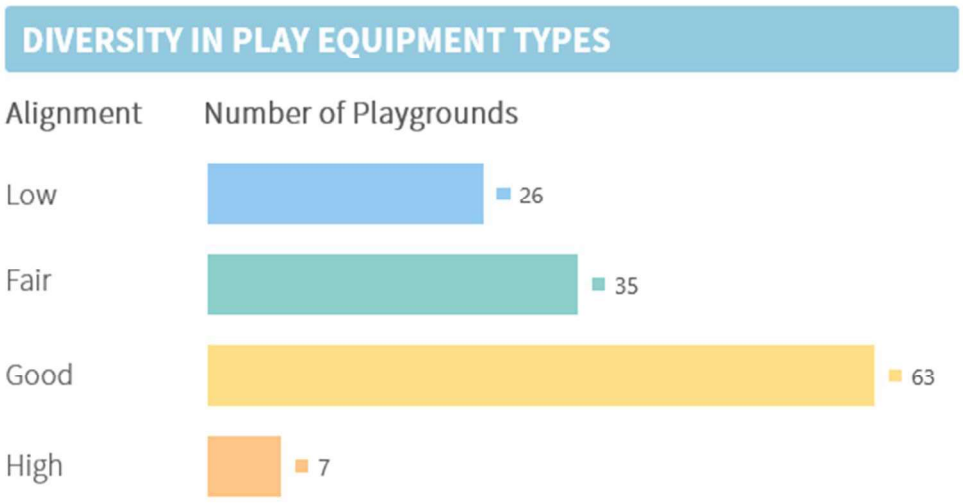
Increasing Diversity in Play

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.

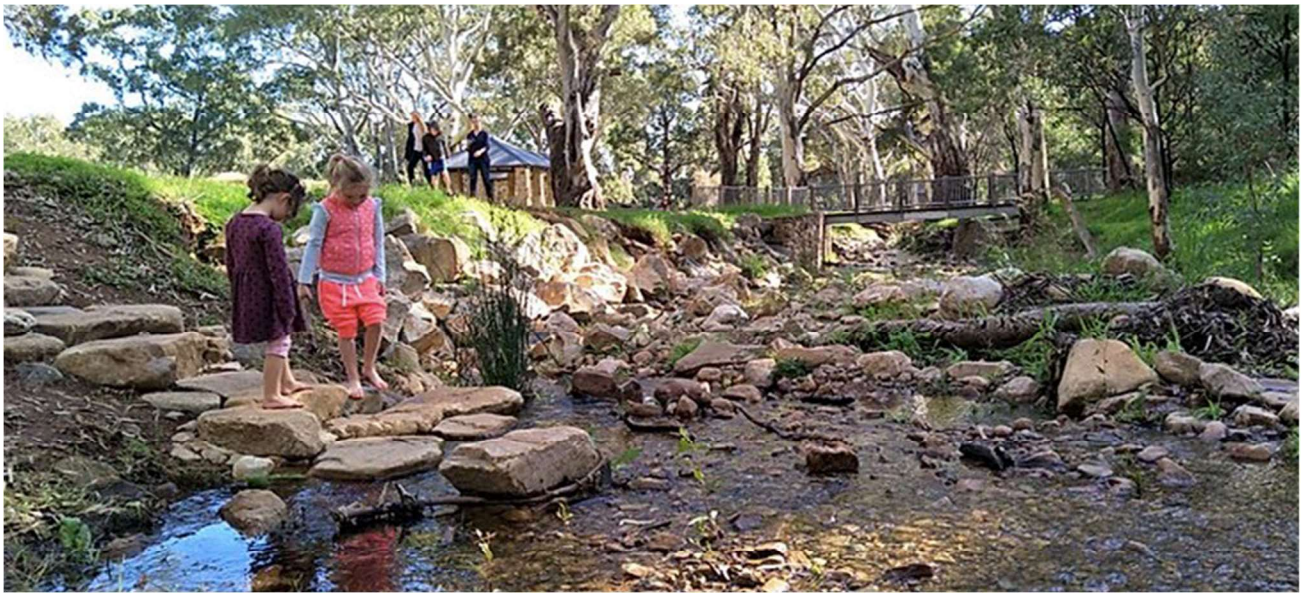


Image 4: Example of a Risk Assessed Play Area, State of Play, Playspace Guide Review, May 2024

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				
LOCATION	CLASSIFICATION	YR1	YR2	YR3	YR4	YR5
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					
Roebling Reserve	Improve to Local					

Schedule 3: Potential Service Level Gaps

These service level gaps in playspace provision were identified in the previous Playground Guide and will be updated and presented to Council for consideration following the completion of updated mapping.

POTENTIAL SERVICE LEVEL GAPS						
LOCATION	**CLASSIFICATION**	**YR 1**	**YR2**	**YR3**	**YR4**	**YR5**
River Torrens	Neighbourhood or District					
Cobbler Creek West Reserve (Abbotsford Crescent)	Local					
Brightlands Reserve	Local					
Kaplan Reserve	Local					
O'Bahn Linear Park South (Morgala and Waninga Drive)	Local					
Immanuel Reserve	Local					
Maxlay Reserve	Local					
Australia Reserve	Local					
Wynn Vale Recreation Reserve	District					