# Open Space Policy

<table>
<thead>
<tr>
<th>Record number</th>
<th>D18/74021</th>
</tr>
</thead>
</table>
| Responsible Manager   | Manager Recreation & Leisure Services  
                       | Manager Civil Assets  
                       | Manager Parks         |
| Other key internal stakeholders | Director Assets & Environment  
                                    | Director Community & Cultural Development  
                                    | Manager City Strategy  
                                    | Manager Library Services, Arts & Culture  
                                    | Manager Strategic Assets  
                                    | Team Leader Parks Assets  
                                    | Supervisor Horticulture  
                                    | Supervisor Arboriculture & Biodiversity |
| Last reviewed         | 12 December 2017 |
| Adoption reference    | Council |
| Resolution number     | 948 |
| Previous review dates | New Policy |
| Legal requirement     | N/A |
| Due date next review  | 2019 |
PURPOSE
This policy describes the principles and framework that guides the provision, development and management of accessible and diverse open spaces that maintain and improve sustainable environmental outcomes and our community’s individual and collective health and wellbeing.

POLICY
Background
This policy guides the provision, development and management of open space and open space assets across the City, to achieve a balanced provision of quality open space that is well used and valued by the community. The policy places a strong emphasis on recreation management, vegetation management, biodiversity, active and passive open space assets, play spaces, quality and maintenance service standards.

Open Space is integral to the character of the City of Tea Tree Gully and a major contributor to the quality of lifestyle experienced by the community. Open space has substantial social, cultural, environmental and economic value and contributes to the health and wellbeing of all age groups. It supports physical activity, play, relaxation and social interaction opportunities.

The policy will assist Council to deliver an integrated and well-managed system of open space to meet the needs of the community now and into the future.

Vision
Council will provide accessible and diverse open spaces that are distributed across the City that contribute to the city characteristics providing opportunities for active living and community engagement, and protect and enhance natural environments.

The Open Space Action Plan will establish future development and management standards for open space informing the current management practices to meet the needs of open space users and the community.

Open space document framework
The open space document framework pictured above provides an outline of the integration of council
documents in delivering open space and open space assets.

The Open Space Policy is the fundamental strategic document providing an overarching framework for
the provision, development and management of open space. This is supported by the operational
documents, the Open Space Asset Management Plan (OSAMP) and Open Space Action Plans which
details the operational management of Open Space.

The OSAMP will deliver specific development and management principles of open space assets detailing
sustainable financial models that are integrated into council’s Long Term Financial Plan.

The Open Space Action Plans detail specific management practices to best manage open space including
improvements of the current operations to meet the visions of the Open Space Policy.

Further supportive documents exist within council to assist in providing data, visual aids and other
processes to better develop and manage open space.

Principles
The following principles guide the provision, development and management of open space:

City characteristics
The City of Tea Tree Gully features both manmade and natural open space characteristics. Where
possible council will maintain these characteristics within the provision of open space. These city
characters may include but are not limited to:

- Formal reserves, recreation sites, playgrounds and other open spaces
- Urban streetscapes
- Historic township
- Precincts
- Hills face
- Natural areas
- Conservation and native vegetation environments
- Rural areas

Climate adaptation and resilience
Open spaces will be impacted by climate change due to warmer and drier conditions and climate
extremes such as heatwaves, bushfire, flooding and other extreme weather events. The effect will vary
for open spaces depending on access to irrigation and location in proximity to or within disaster prone
areas.

Open spaces will be actively managed in a way that contributes to the council’s adaptive capacity. The
use of council’s recycled water network and other water sensitive urban design features should, where
possible, integrate open spaces to provide sustainable management approaches.

Connectivity and accessibility
Open space will be provided to optimise community benefit and be designed with consideration to cater
for people with a disability, mobility restraints, children, parents and carers with prams as well as
pedestrians, bike riders and other recreation activities.
Open space will be managed and designed to protect and enhance the natural environmental, cultural heritage and protect special attributes such as remnant vegetation, public art, natural water features, habitat vistas, and native flora and fauna.

Open space should be designed and maintained to safe and acceptable standards, considering Crime Prevention through Environmental Design (CPTED) principles and best practice in building and facility design.

Consideration of whole of site and place making principles should be assessed in the provision, development and management of open space to ensure community connectivity.

Cultural significance
It is recognised that the City of Tea Tree Gully has areas of significance to the Kaurna people, including a number of Aboriginal heritage sites which are protected by the Aboriginal Heritage Act 1988. Where possible, the provision of open space and open space assets should embrace and respect Aboriginal heritage sites, whilst also taking the necessary steps to ensure that these sites are valued and protected.

Demographics
According to .ID, City of Tea Tree Gully has an expected population growth rate of 3.75% by 2036 with the 30 Year Plan for Greater Adelaide predicting above average population growth rates due to urban consolidation.

The City of Tea Tree Gully has a median age of 41 years old and has seen reductions in residents aged between 10 to 29, 35 to 54 and 60 to 64 years of age. Above average population growth within Greater Adelaide for residents 10 to 19 and 40 to 79 year of age has also been identified, with forecast data to 2036 suggesting a growth in residents 5 to 14, 35 to 39 and 70+ age groups.

An older society will have a greater demand for passive and informal recreation opportunities than a younger society. However, access to playing fields and formal sport opportunities will continue to be important as the numbers of young people will also continue to increase.

With the trend for grandparents to be carers for their grandchildren increasing, the need for recreation and play opportunities with amenities (such as a playground with public toilets and seating) will continue to exist. Greater emphasis will be needed on the requirements of older people likely to be seeking walking, cycling and other low impact physical activity in accordance with the Disability Discrimination Act and Standards.

Play
Open space should provide provisions for structured and unstructured play in alignment to the open space service standards to support existing recreation and leisure facilities including playgrounds. Council will ensure that the provision, development and maintenance of play spaces is in alignment with the standards set out in councils play space guide.
**Sport and recreation**
Sport and recreation comprises sportgrounds with local club rooms or amenities as well as recreation and aquatic centres (wet and dry facilities). The majority are located on regional and district open space.

Council’s sportsgounds and recreation sites should be maintained to a premium or high quality standard to ensure safe community usage. The upgrade of these sites are guided through current and future asset management plans and recreation planning principles.

Consideration of sport and recreation requirements and trends should be included in the provision of open space and open space assets. Engagement with the community and open space users should be undertaken to ensure the needs are catered for.

**Sustainability, biodiversity and conservation**
City of Tea Tree Gully has significant areas of natural open space incorporating both conservation and revegetation sites. Improvements to open space and facilities should focus on revegetation and restoration of the natural environment, preserving cultural heritage, water conservation, sustainable products and an open space network that is based on a balance of social, economic and environmental values.

City of Tea Tree Gully is committed to protecting the biodiversity of plants, animals and ecological communities that have existed since before European settlement — as well as acting to restore biodiversity in a now changed and developed landscape.

To gain full benefit from these areas, adequate conservation and protection is required. Use should be promoted to raise awareness of the value of the assets; however use must also be carefully controlled to ensure the resources are improved and remain available into the future.

**Urban Consolidation**
The City of Tea Tree Gully developed rapidly over a 40 year period with large scale greenfield developments spreading across the City between 1960s – 90s. Most greenfield land supply has been exhausted and housing supply is now mostly delivered through urban consolidation where existing sites are re-developed with infill housing. This trend will continue with the State’s 30 Year Plan identifying a target of 80% of new housing to be delivered in existing urban areas. High quality open space can provide a number of benefits in areas undergoing urban consolidation. It can attract investment required to deliver high quality infill housing and provide a more liveable environment for new residents who may have smaller backyards than those living in traditional larger allotments.

**Use of standards and best practice approaches**
Open space and open space assets should be provided in alignment to best practice standards and guidelines ensuring compliance with any legislative requirements. Where gaps between the provision, development or maintenance of open space and open space assets and best practice standards and guidelines exist, an action plan should be developed to adopt best practice.

**Open space development and management framework**
The open space framework comprises of three elements:
- Open space hierarchy
- Open space classification
- Open space quality standards

The open space framework provides a relationship between catchment, use and maintenance of open space and open space assets required now and into the future ensuring standardisation and compliance with the principles of open space.

The open space framework is an ideal management framework requiring adaptation of each component to ensure a transition to compliance to deliver consistent, diverse and sustainable community and user experiences.

Open space hierarchy
The open space hierarchy describes the catchment areas for each open space. The open space hierarchy may contain multiple open space sites in which variations of open space classifications and open space service standards exist to deliver sustainable community and user experiences.

<table>
<thead>
<tr>
<th>Hierarchy</th>
<th>Catchment</th>
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</thead>
<tbody>
<tr>
<td>Regional</td>
<td>Open space that has the potential to benefit or draw people from within a 10 kilometre catchment, with the capacity to support longer visits and visitors arriving by vehicle.</td>
</tr>
<tr>
<td>District</td>
<td>Open space that has the potential to benefit or draw people from within a 2-5 km catchment.</td>
</tr>
<tr>
<td>Neighbourhood</td>
<td>Open space that primarily benefits or attracts people from within a 1-2 km catchment.</td>
</tr>
<tr>
<td>Local</td>
<td>Open space that benefits or is used by people from within a 500m catchment.</td>
</tr>
</tbody>
</table>

Open space classification
Open space classification describes the functional and environmental character of open space sites. Each open space site is attributed one or more classifications to ensure a diversity of settings and experiences are provided across the open space network.
Open space quality standards provide a standard for the provision of services to deliver community experiences based on active use. This includes the standardisation of asset provisions, quality, design and maintenance standards. The higher the utilisation the greater the provision of quality open space services.

Open space quality standards are assigned to an open space classification to determine the development and management requirements for the sites.

<table>
<thead>
<tr>
<th>Quality Standard</th>
<th>Description</th>
</tr>
</thead>
</table>
| Premium          | • Regional open space with highest levels of utilisation  
                  • Regional play space as per the playspace guide  
                  • Highest level of asset provision  
                  • Use of highest quality materials and bespoke design  
                  • Highest maintenance standard |
| High             | • High levels of utilisation  
                  • District playspace as per the playspace guide  
                  • High level of asset provision  
                  • Use of quality materials with bespoke design  
                  • High maintenance standards |
| Moderate         | • Moderate levels of utilisation  
                  • Neighbourhood and local playspaces as per the playspace guide  
                  • Moderate level of asset provision  
                  • Use of robust materials with minimal design  
                  • Moderate maintenance standards delivering good standards |
Open Space Hierarchy and Quality Standard Matrix
The matrix below details the best practice approaches for the delivery of Open Space Hierarchy against Open Space Quality Standards. Exceptions to this matrix must be internally consulted with all stakeholders to ensure the approach is quantified.

<table>
<thead>
<tr>
<th>Open Space Hierarchy</th>
<th>Open Space Quality Standards</th>
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<tr>
<td></td>
<td>Premium</td>
</tr>
<tr>
<td>Regional</td>
<td>-</td>
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<td>Neighbourhood</td>
<td>-</td>
</tr>
<tr>
<td>Local</td>
<td>-</td>
</tr>
</tbody>
</table>

LEGISLATIVE FRAMEWORK

Legislation
There is no legislative requirement for council to have a policy relating to the provision, development or management of Open Space.

The following legislation applies to this Policy:

Aboriginal Heritage Act 1988
The Aboriginal Heritage Act 1988 provides for the protection and preservation of the Aboriginal heritage. Consideration of this act must be undertaken when working on or near an Aboriginal Site, as defined by the act, to ensure protection and preservation of Aboriginal heritage.

Development Act 1993
An Act to provide for planning and regulate development in the State; to regulate the use and management of land and buildings, and the design and construction of buildings; to make provision for the maintenance and conservation of land and buildings where appropriate; and for other purposes.

Any open space contributions made through this act must take into consideration the Open Space Policy for the provision, development and maintenance of open space.

Disability Discrimination Act 1992 (Cth)
Consideration of this act must be taken for the provision, development and maintenance of Open Space.

The objects of this Act are:
   a) to eliminate, as far as possible, discrimination against persons on the ground of disability in the areas of:
i. work, accommodation, education, access to premises, clubs and sport; and
ii. the provision of goods, facilities, services and land; and
iii. existing laws; and
iv. the administration of Commonwealth laws and programs; and
b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and
c) to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

**Environment Protection Act 1993**
An Act to provide for the protection of the environment; to establish the Environment Protection Authority and define its functions and powers; and for other purposes. Consideration of this act should be undertaken for the provision, development or management of open space.

**Local Government Act 1999**
Consideration of the Local Government Act 1999 should be undertaken in the provision, development and management of open space. Specifically, Chapter 11 – Land of the act provides requirements for the management of local government land and roads.

**Native Title (South Australia) Act 1994**
Consideration of the Native Title (South Australia) Act 1994 should be undertaken in the provision, development and management of open space.

**Other references**
Other reference documents exist for the provision, development and management of open space.
Council and external documents should be considered, as detailed.

Council’s documents including:
- Strategic Plan 2020
- Community Land Management Plans
- Leases and Licences to Sporting and Community Organisations Policy
- Vegetation Management Guide
- Community Engagement (Public Consultation) Policy
- Public Toilets Policy
- Resilient East - Regional Climate Change Adaptation Plan
- Tree Management Policy
- Play space Guide
- Land disposal and assets policy
- Land division and open space contribution policy
- Modbury Precinct Activation Strategy
- Modbury Heights Precinct Plan
- Tea Tree Gully Township Precinct Plan

External documents including:
- Adelaide and Mount Lofty Ranges Natural Resources Management Plan (2014-2015 to 2023-2024) and Metropolitan Adelaide Subregion Priorities
- South Australia’s Strategic Plan
- Strategic Infrastructure Plan for South Australia
- 30 Year Plan for Greater Adelaide
- Office for Recreation and Sport (SA) Strategic Plan
- Building Code of Australia 2016
- River Torrens Linear Park Strategic Integrated Asset Management Plan – 2017
- Relevant Australian & International Standards

**STRATEGIC PLAN/POLICY**

**Strategic Plan**

<table>
<thead>
<tr>
<th>Theme</th>
<th>Objective</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEALTHY AND SAFE</td>
<td><em>A community where people have easy access to places, spaces and services that support good health.</em></td>
<td><strong>Our community is healthy and safe</strong></td>
</tr>
<tr>
<td>PROSPEROUS AND CONNECTED</td>
<td><em>A community that participates in meaningful community and economic activities.</em></td>
<td><strong>Our local economy propers and people feel a sense of purpose and belonging</strong></td>
</tr>
<tr>
<td>VIBRANT AND LIVEABLE</td>
<td><em>A city that is made up of places and spaces that are appealing and easy to access.</em></td>
<td><strong>Our city is a desirable and sustainable place to live</strong></td>
</tr>
<tr>
<td></td>
<td><em>A place that expresses a unique character and identity, an area that inspires pride in its residents and one that people enjoy visiting.</em></td>
<td></td>
</tr>
</tbody>
</table>
DEFINITIONS
For the purposes of this Policy the following definitions apply:

Active open space
Land that is set aside for the primary purpose of formal outdoor sports.

Greenfield
Undeveloped or non-productive land that have yet to have urban development.

Natural environments
Land, water, biodiversity or flora and fauna that preserves the characteristics of the natural landscapes native to the area.

Open space
Land that is set aside for public recreation, parklands or similar purposes including active and passive open spaces.

Passive open space
Land that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity.

Place making
A multi-faceted approach to the planning, design and management of public spaces. Place making capitalises on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being.

Play space
A place that is designated primarily for play and may include structured or unstructured play spaces.

Structured play
A site with a set of rules with specific play objectives. This can include organised sports such as soccer, football, tag and or other structured activities.

Unstructured play
A site with no identified play objectives. This can include playing with blocks, running around playgrounds, nature play and other forms of unstructured activities.

Urban consolidation
The process of increasing or maintaining the density of housing in established residential areas.

Whole of site
A coordinated approach to renew, upgrade or install all relevant site related Council assets.

POLICY IMPLEMENTATION
This Policy will be implemented by the Chief Executive Officer or relevant portfolio director and managed in accordance with Council’s scheme of delegations.

ACCESSIBILITY
This Policy and Council’s Fees and Charges Register are available to be downloaded free of charge from Council’s website: [www.cttg.sa.gov.au](http://www.cttg.sa.gov.au)

Hard copies, for a fee, can be provided in accordance with Council’s Fees and Charges Register at Council’s Civic Centre at 571 Montague Road, Modbury SA 5092.