

TITLE: OPEN SPACE**POLICY NO. 12****ADOPTED: 15 March 2006****AMENDED:**

12.1 Purpose of the Policy

- (1) The purpose of the Open Space Policy is to provide applicants for development requiring the provision or inclusion of open space areas with an understanding of Council's requirements in relation to the type and quality of public open space to be provided.
- (2) Council's vision is to provide a balanced mix of public open space that in turn will provide for a range of active and passive recreational opportunities for the community.

This policy does not apply to self-assessable development.

12.2 Open Space Design

Parkland Types

The following parkland types are discussed:

- (a) local parks;
- (b) district parks;
- (c) district sport parks;
- (d) linear parks;
- (e) multi-use parks;
- (f) sport and recreation facilities (SRF); and
- (g) metropolitan level parks

The Policy provides general information as well as design information for specific public open space types.

12.3 Broad Goals for Open Space Provision

- (1) A variety of open space areas should be provided for active and passive use depending on the needs of a particular area. This includes local and district parks, sporting area and environmental reserves or other uses.
- (2) Parkland provision of a 5ha per 1000 people should be provided, with approximately 2ha being for active use (sports), and 3ha being for passive use (general parkland).
- (3) Land intended for parkland should be useable for its intended purpose and complement other open space areas and will be reasonably accessible to local residents and other users, i.e. be suitable for the activities likely to be undertaken and capable of future development consistent with its proposed use.
- (4) The retention of natural vegetation and landscape features, such as natural watercourses or wooded hillsides or ridges is encouraged and incorporated into parkland design wherever possible.
- (5) Open space should be of a shape that maximises its useability, e.g. a square or circular shape generally has the greatest use potential for a sports field, whereas a linear shape is suitable for a linkage.

12.4 Preferred Size and Location of Open Space Areas

- (1) The following table sets out the preferred size and location in relation to residential areas for open space.

Type of Park	Minimum Size	Location
Local Park (LP)	0.5 ha	Within 500m of each dwelling house or unit
District Park (DP)	3.0 ha	Within 2km (max 5km) of each dwelling house or unit, subject to transport infrastructure and natural barriers (eg. Creeks)
District Sport Park (DSP)	5.0 to 10.0 ha	As above
Linear Park (LNP)	1.0 ha	Refer to 13.12.10 of this Policy
Multi – Use Park (MUP)	3.0 ha	Criteria for local, district or metropolitan applies as relevant
Sport and Recreation Facilities (SRF)	2.0 ha	Criteria for district or metropolitan applies as relevant
Metropolitan Park (MET)	10.0 ha	Dependant on transport infrastructure and natural barriers – accessible to majority of urban area.

12.5 Land Unsuitable for Open Space

- (1) As a guide, Council may consider land unsuitable as open space where such land:
- (a) does not safely and effectively contribute to the network of parks and open space areas;
 - (b) is subject to Q5 flood inundation;
 - (c) is less than 15m wide unless a linkage function can be shown. (Lesser widths are considered to pose a security risk and are generally not acceptable as parkland. Council may require an easement be provided instead of a reserve for a drainage route which contains the Q50 in an underground pipe system if a lesser width is contemplated);
 - (d) has an area of land less than 4000m²;
 - (e) is contaminated land or otherwise in a potentially hazardous area;
 - (f) is excessively steep (i.e. more than 1 in 5); or
 - (g) contains easements, detention basins or overland stormwater flowpaths.
- (2) Flood plains, wetlands, creek corridors and drainage management facilities and devices are part of water cycle management and may not be considered as part of contributions for Open Space. However it is often appropriate to use the water cycle management network to facilitate linkages between Open Space areas, to provide connectivity for pedestrian paths and cycleways and to allow for widening of corridors to accommodate public parks at suitable intervals. This may be preferable in some cases to the establishment of isolated small parks.

12.6 Overview

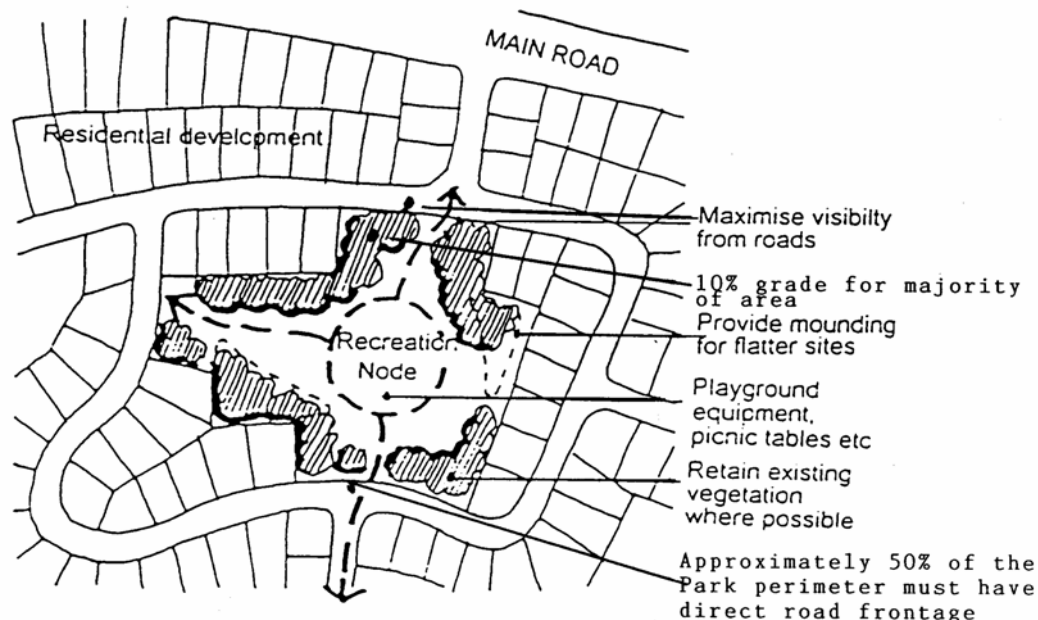
- (1) All open space should be designed to meet the following criteria:
- (a) the site should be graded to facilitate safe play, convenient and accessible circulation and appropriate water management regimes;

- (b) the site is grassed to cover using robust turf or seed (establishers);
- (c) vehicle barriers installed to road verges;
- (d) fencing to adjoining residential blocks to balance the need for casual surveillance of the parkland with the need for residential privacy (use of CPTED Principles); and
- (e) water, sewerage and power supply connection points should be provided along the primary street frontage.

12.7 Local Parks

- (1) Local parks are defined as a "walk to" park serving the people of one residential neighbourhood usually within a radius of 500m. It provides informal recreational opportunities close to home for the local community. Typical facilities may include playground equipment, picnic tables, shelters and seating node.
- (2) **Figure 12.1** indicates the design criteria for Local Parks.

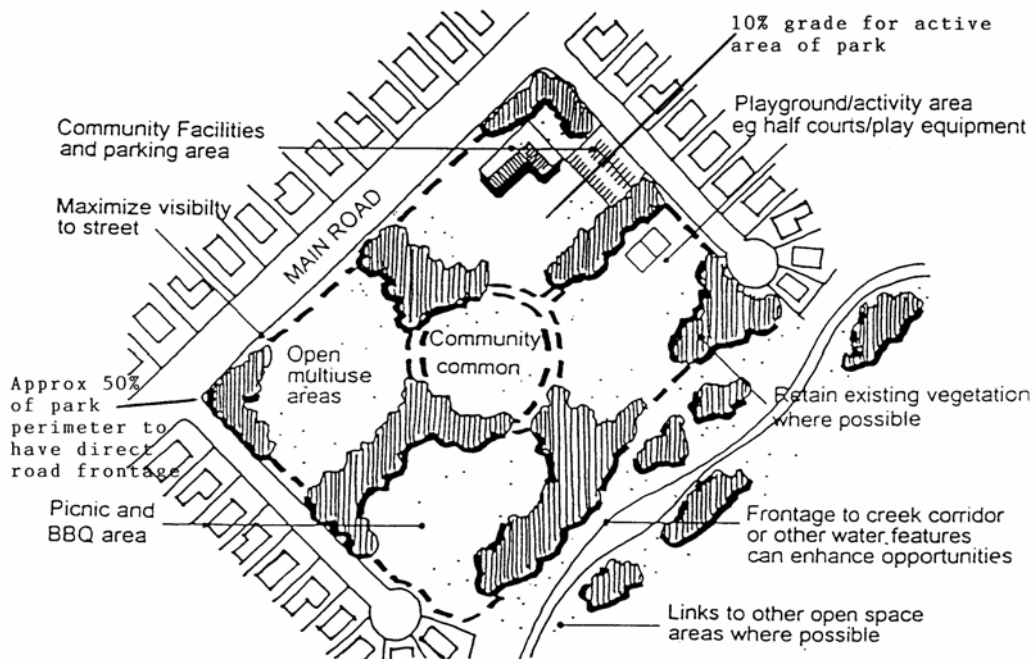
Figure 12.1 Design Criteria for Local Parks



12.8 District Park

- (1) District park is larger, serving several neighbourhoods. Potential users would live within a radius of approximately 2 - 5 km.
- (2) They should be suitable for a wider variety of informal recreational use and suitable for the establishment of facilities such as playgrounds, picnic and barbecue areas, playing fields, public amenities, community centres or swimming pools.

Figure 12.2 Design Criteria for District Park



12.9 District Sport Park

- (1) District Sport Park is to be used primarily for organised sporting activities, although they can also include areas for casual uses, outside the actual playing fields. Potential users would live within a radius of approximately 2 - 5 km.
- (2) The land should be suitable for the development of ovals, playing fields, tennis courts, netball courts etc and be able to incorporate additional facilities such as car parks, amenity blocks, clubrooms and spectator facilities.

Figure 12.3 Design Criteria for District Sport Park

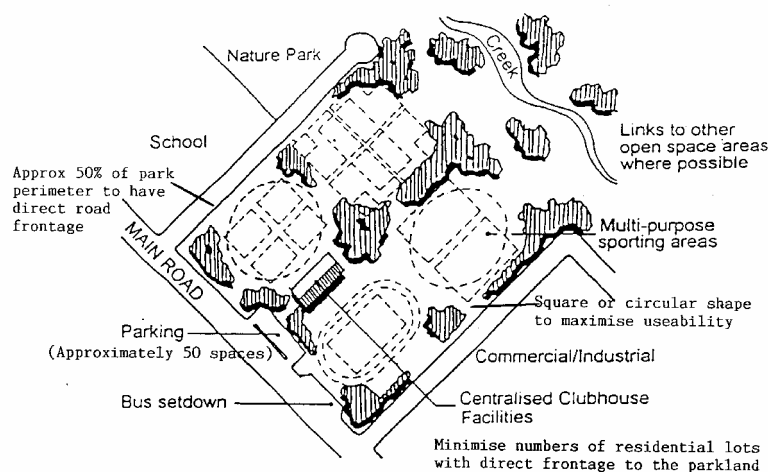
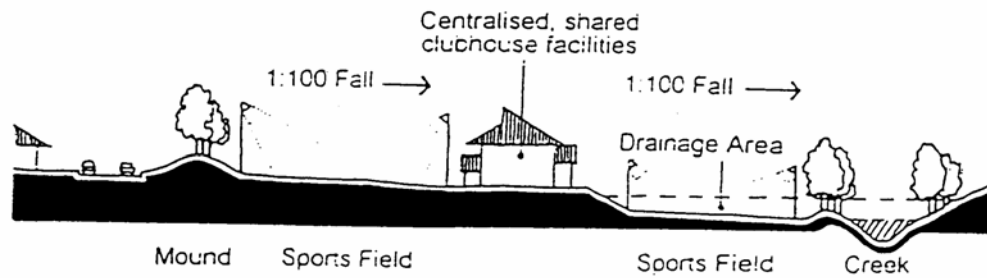


Figure 12.4 Section Through District Sport Park



12.10 Linear Park

- (1) Linear Parks serve a number of important purposes including:
- (a) to preserve unique natural features;
 - (b) to provide wildlife habitat and corridors;
 - (c) to provide opportunities for walking, bicycle or riding trails; and
 - (d) to provide linkages to other open space areas so as to establish an integrated open space network.
 - (e) to provide street to street access;
 - (f) linking open space areas;
 - (g) the provision of cycleways and pathways;
 - (h) providing access to parks, schools, shops etc; and
 - (i) esplanade and waterfront parks.

12.11 Multi-Use Park

These are parks which provide formal sporting facilities as well as informal parkland opportunities.

This type of park can occur at local, district or metropolitan level and the criteria for these parks would apply.

12.12 Sport and recreation Facilities

These are built sport and recreation facilities such as indoor recreation centres, indoor sports halls, swimming pools and the like.

These facilities are found at the District or Metropolitan level and they may be co-located with other parkland.

12.13 Metropolitan Park

These are major destination parks or outdoor sports facility (or a combination of both) which caters for and attracts a city wide population.

12.14 Parks Contributions

Details and requirements relating to developer contributions towards the provision of land and facilities for public open space and recreation are contained within 16.02 Parks Contribution Policy – PPCL – Developer Contributions of this Part.