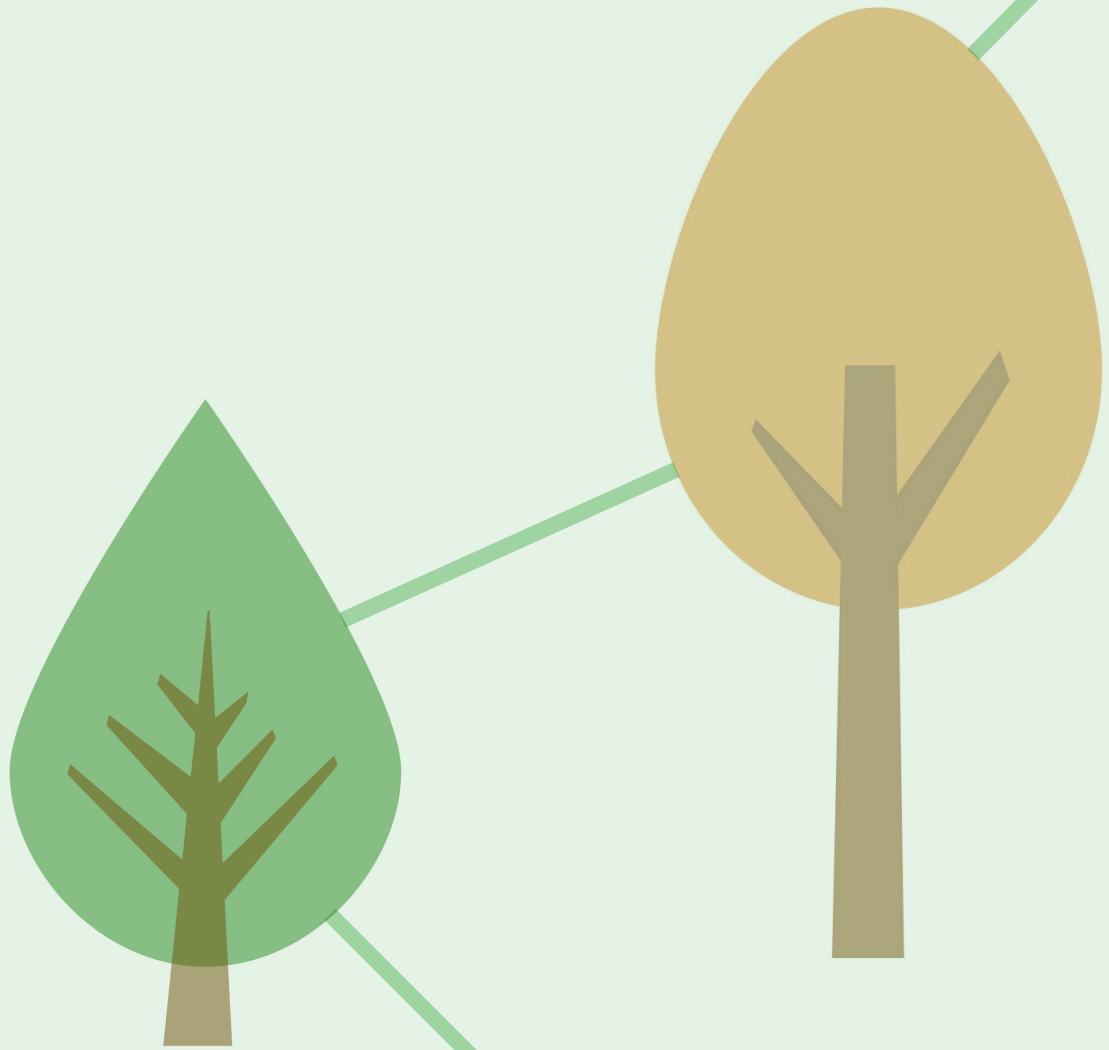


# open space strategy

2020-2025

town of walkerville





The Town of Walkerville acknowledges the Kaurna people as the traditional custodians of this land and respects their spiritual relationship with their country.

The Town of Walkerville recognizes the generations of stewardship the Kaurna people have provided to this land and respects that their cultural heritage and beliefs are as important today, as they were for their ancestors.

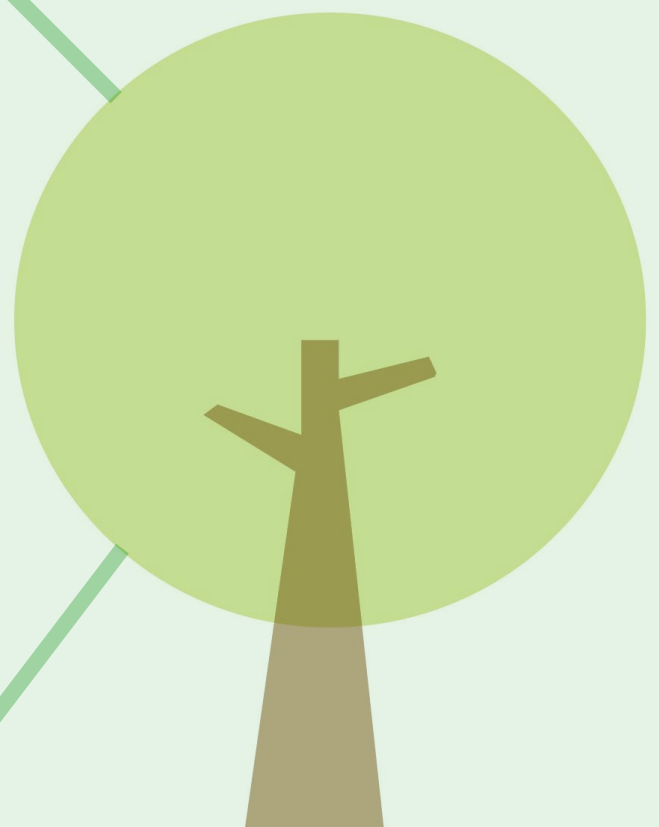
**Town of Walkerville**

66 Walkerville Terrace

Gilberton SA 5081

08 8342 7100

[walkerville@walkerville.sa.gov.au](mailto:walkerville@walkerville.sa.gov.au)



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# MESSAGE FROM THE CEO

Open space is essential to a healthy, liveable and enjoyable community within the Town of Walkerville. Our residents and businesses view parks and reserves as a vital part of mental health, physical health, recreation and social interaction. Providing access to quality public open spaces which can provide a range of activities, foster wellbeing and support a safe and connected Township is becoming increasingly important.

While the *Open Space Strategy* is a stand-alone document, it is important to consider its origins and how it has been developed within the context of Council's own strategic framework, and more broadly, the State's planning system. In summary, South Australia's planning system is guided by a number of key documents, which in turn, provide a framework that serves to guide Council's own decisions in planning and development. These documents include:

- *South Australia's Strategic Plan;*
- *Strategic Infrastructure Plan for South Australia;*
- *The 30-Year Plan for Greater Adelaide;*
- *Inner Metropolitan Rim Structure plan.*

Such key strategic State documents filter down to a local level and provide an overarching narrative for Council's own strategic planning documents; the most significant of which are:

- *A Connected Community: the Town of Walkerville Urban Master Plan;*
- *2020-2024 Living in the Town of Walkerville: a strategic community plan;*
- *2020-2024 Living Walkerville: wellbeing for every age and stage.*



The development of an *Open Space Strategy* was proposed as a means to achieve the following target from Council's *Strategic Directions Report*:

"Ensure open space is accessible by all communities and will:

- link, integrate and protect biodiversity assets and natural habitats;
- provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres;
- be multi-functional, multi-use and able to accommodate changing use over time;
- incorporate crime prevention through environmental design (CPTED) principles."

The *2020-2025 Open Space Strategy* builds on the first plan implemented in the Town of Walkerville in 2014. It aims to target and progress the fact that green open spaces in the Township are amongst our most precious environmental assets. Our open spaces are a focal point for civic pride and identity. Our parks, reserves and sporting grounds make the Town of Walkerville a much sought after place to live, work and play. Our responsibility to effectively preserve, protect and manage these spaces for current and future generations is the impetus behind this *Open Space Strategy*.

Kiki Cristol

Chief Executive Officer





# EXECUTIVE SUMMARY

Open space provides opportunities for active and passive recreation, biodiversity, conservation, carbon sequestration and water resource management, while contributing to visual amenity and acting as a buffer between land uses. Not only does open space assist in building social capital and enriching the community fabric, but it plays an immense role in the physical and mental health of residents. In an ever changing social, environmental and economic atmosphere, the community needs to evolve – and so does the role and function of Council's open space and recreational resources.

This report provides a strategic position for the Town of Walkerville's open space areas with reference to Council and State Government strategic documents, Council's demographic profile and current open space and recreation trends. It outlines a series of recommended future works relative to each of the Council owned or managed open spaces, in order of priority as determined by Council.

**The recommendations are informed by several key open space principles:**

- accessibility;
- distribution;
- sustainability and biodiversity;
- safety;
- amenity;
- community pride;
- size and function.



The Town of Walkerville currently provides a range of small open space reserves distributed throughout its residential neighbourhoods.

With the exception of Vale Park and Medindie, the Township is home to a good distribution of small-scale recreational parks, however, many of these spaces lack multiuse facilities that would be of interest to the wider area. Therefore, although some open space areas are developed enough for community satisfaction, others have been identified for improvement in terms of quality and safety.



# 1. BACKGROUND PURPOSE AND CONTENT

The *2020-2024 Living in the Town of Walkerville: a strategic community plan* is referred to in this document as the Strategic Plan. This strategy sets out the direction and aspirations of Council. Driving strong policy, creating sustainability, securing the wellbeing for all and delivering outcomes in the Town of Walkerville are key tactics which formulate the overarching strategy. This plan provides a framework for decisions about infrastructure investment, assets, community and corporate services. Future projects and budgets are assessed on their capacity to deliver the objectives in the plan, as well as for how they align to the desired outcomes of the seven key pillars. The key pillar pertinent to the *Open Space Strategy* is “places and spaces”:

## Objective:

- create useable open space facilities that meet community needs and promote physical activity.

## Desired outcomes:

- public space amenities are improved, providing a variety of active and passive public infrastructure;
- areas of planted visual amenity are developed to compliment the village appeal;
- use of public space is encouraged for cultural activities to stimulate social cohesion;
- people-oriented activities at key town precincts are promoted and encouraged;
- Public Art Strategy is developed and implemented;
- signage and wayfinding to amenities and places of interest across the town are expanded.

## 1.1 Background to this strategy

The Town of Walkerville developed its first *Open Space Strategy* in 2014 where three themes were identified as being central to the development of the Township:

- a lively local culture;
- an economically successful community;
- sensitive environments and development.



Following the completion of the Strategic Plan, and upon request from the Minister for Planning, Council undertook a Section 30 review in 2012. The Section 30 review process required all Councils to review the policies in their Development Plans and produce a Strategic Directions Report (SDR). The SDR outlines a strategic vision for growth in the Council area by means of a program of Development Plan Amendments (DPAs).

DPAs translate the strategic vision into Development Plan content. One SDR recommendation was that Council developed a strategy in relation to the development and management of open spaces. This would inform future DPAs and Council's long term financial planning process.

The *Open Space Strategy* addressed this SDR recommendation in 2014. In the following years, Council has undertaken a number of the other recommendations outlined in the *2014 Open Space Strategy*. To this end, an update of the document was timely and in alignment with the new Council vision for the management of open space within the Town of Walkerville, along with the 2020-2024 Strategic Plan.



## 1.2 Purpose of this strategy

The Australian Institute of Landscape Architects defines “green infrastructure” as: *The network of vegetation and water systems in urban areas, across the public and private realms, which provide multiple environmental, economic and social functions and benefits. It is the green and blue spaces in cities and towns that intersperse, connect and support people, plants and animals.*

In promoting the “sensitive environments and development” theme established in the *Open Space Strategy*, Council aims to:

- identify and categorise open space – so that it is clear if the open space serves its purpose at a local, neighbourhood, district or regional level;
- identify facilities and infrastructure provided to residents in Council’s open space areas – these include clubrooms, playground equipment , barbecues, toilets, gazebos, fitness equipment, etc;
- identify an open space network – so that the connections, linkages and relationships between open spaces are clear, functional and encourage people to be physically active;
- provide an overview of open space priorities – to inform Council’s resource, maintenance and budget allocations;
- identify strategies, activities and actions that support the themes and objectives developed in Council’s Strategic Plan.



## 1.3 The study area

The Town of Walkerville is the smallest local government authority in South Australia, with a population of approximately 7550 residents and a total area of just 3.5 square kilometres.

Notwithstanding the small size of the Township, the Town of Walkerville includes 25 allotments that are used as open space assets and reserves. These are managed and maintained by Council, including the River Torrens Linear Park Trail, which makes an important contribution to the primary open space network within metropolitan Adelaide.

Given the broad scope of the definition of open space adopted for this strategy, the Township's open spaces include a mix of small pocket parks, undeveloped reserves, developed sporting precincts and recreation buildings.

### Town of Walkerville open spaces:

1. Allotment 4  
(Fife Street, Vale Park)
2. Alfred Street Playground  
(Warwick St, Walkerville)
3. Ascot Reserve  
(Lot 49 Ascot Ave, Vale Park)
4. Belt Reserve  
(Lot 17 Church Tee, Walkerville)
5. Crawford Reserve  
(66 Walkerville Tee, Gilberton)
6. EC Scales River Park  
(63 Fuller St, Walkerville)
7. Frome Reserve  
(17a Jeffery Rd, Vale Park)
8. Gawler Terrace Reserve  
(Lot 81 North East Rd, Walkerville)
9. Hamilton Reserve  
(Stewart Ave, Vale Park)
10. Hawkers Reserve  
(60 Hawkers Rd, Medindie)
11. Howie Reserve  
(part of Victoria Terrace Rd Reserve, Walkerville)
12. Ilford Road Reserve  
(Lot 91 Ilford St, Vale Park)





13. Levi Park  
(69A Lansdowne Tee, Vale Park)
14. Mary P Harris Reserve 'Bundilla'  
(114 Walkerville Tee, Walkerville)
15. Rose St Reserve  
(Lot 15 Rose St, Gilberton)
16. River Torrens Linear Park  
(various)
17. St Andrews Street Reserve  
(St Andrews St, Walkerville)
18. Thiele Reserve  
(58 Northcote Tce, Gilberton)
19. Walkerville Lawn Tennis Club  
(16 Creswell Crt, Gilberton)
20. Walkerville Memorial Gardens  
(Church Tee, Walkerville)
21. Walkerville Oval  
(Church Tce, Walkerville)
22. Walkerville Wesleyan Cemetery  
(Smith St, Walkerville)
23. Walkerville YMCA  
(39-41 Smith St, Walkerville)
24. Willow Bend Reserve  
(Shergis Ave, Vale Park)
25. Webster Reserve  
(2-4 Lansdowne Tce, Walkerville)



As the custodian and owner of the majority of the open space in the Town of Walkerville, Council undertakes the following management and maintenance activities on a regular basis:

- grass cutting and general vegetation maintenance;
- tree planting in open spaces and road reserves;
- cleaning of amenities such as public toilets and graffiti removal;
- council-owned building maintenance (including the Walkerville Sporting Club, the Walkerville Bowling Club and the YMCA);
- installation and maintenance of playground and fitness equipment.



## 1.4 Linear Park

The development of River Torrens Linear Park was a joint Local Government and State Government venture. When the project commenced in 1982, it was recognised that the primary role of the regional open space corridor would be for flood and stormwater management, as well as ensuring that personal and property safety from flood events was maximised.

### Linear Park purpose and use:

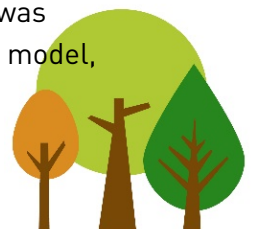
- provides for a range of predominantly unstructured recreation activities (e.g. walking and cycling);
- improves water quality, weed eradication and tailored vegetation species through the work of major partner Councils and Government authorities;
- accommodates more sustainable modes of transport and promotes off-road walking and bicycle paths to provide connections to the city and O-Bahn stops as it forms part of the transport network.

In line with the primary role of Linear Park being for flood and storm water management, it also has a role to play in total water management. This requires making best use of water through a range of initiatives, such as wetlands, to improve water quality and water harvesting to supplement water resources.

The management of the River Torrens and associated catchment is an issue that has had a long history with different approaches used to try and manage it in a sustainable manner for the benefit of the whole community. A proposed governance structure for the River Torrens catchment has been developed in association with the Adelaide and Mount Lofty Ranges Natural Resources Management Board, Department of Environment and Water, SA Water, riparian Councils and Kauria representatives.

The Adelaide and Mount Lofty Ranges Natural Resources Management Board (ALMRNRMB) brought together diverse and various stakeholders involved in the River Torrens catchment to develop a governance model which meets their needs and considers shared ownership.

Following a series of workshops throughout 2019, a proposed governance structure was finalised and subsequently adopted. The governance structure introduced a different model,



including clearly defined roles and responsibilities, with a view to improve the management of and outcomes for the River Torrens, its tributaries and catchment. The premise of the new governance structure was simple:

- the core issue facing the Torrens is that no individual or organisation is accountable for the quality of the water in the river;
- the management of the Torrens comes under the auspices of many organisations, Governments, Councils and individuals;
- there is a lack of clarity by these authorities about who is responsible for what within the catchment. There are areas or issues for which no-one is taking responsibility and there are differing views about who should be responsible;
- The River Torrens and its health does not appear to be a central concern or priority for many of the managing authorities.



In late 2019, Walkerville Council endorsed the governance structure as proposed to provide for a 'River Torrens Roundtable and Convener', subject to consideration of the following:

- the governance structure is established as a subgroup or committee of Green Adelaide (once established) under the proposed Landscape Act;
- the Roundtable Report direct to the Green Adelaide Board (once established);
- the Roundtable cannot mandate financial contributions from the Council;
- funding of the new governance structure be borne by the Adelaide and Mount Lofty Ranges Natural Resources Management Board (Green Adelaide Board in the future);
- supports five Independent Members of the Roundtable with the appropriate skills and expertise.

The Council provided support for the establishment of the River Torrens as a living, integrated and natural entity. However, the governance review was being considered by the Minister for Environment and Water, David Speirs, and pending final approval at the time of publishing this report.

From a more practical day-to-day point of view, the kinds of maintenance and upkeep activities undertaken within the park that are entirely funded by the Town of Walkerville include:

- path upgrades and maintenance mowing;
- weed spraying;
- tree pruning and removal;
- lighting maintenance;
- embankment stabilisation;





- signage installation and maintenance;
- bridge repair and maintenance;
- reserve furniture installation and maintenance;
- bore maintenance.



Council commits to continue funding general upkeep and maintenance activities on land that is not owned by the Council. These activities will continue to be funded from the Council's annual operating expenditure budget.

The construction of any new infrastructure, or renewal or replacement (as opposed to refurbishment) of existing major infrastructure located on land that is not owned by the Council, however, is intended to be entirely funded through sourcing grant funding or other means. Past examples of new infrastructure, or major infrastructure requiring renewal or replacement, includes:

- Waterproofing the east project;
- Gilberton Swing Bridge project to facilitate access across the River Torrens to the side connecting to Norwood, Payneham and St Peters Council region.

## 1.5 The approach

The *Open Space Strategy* has been developed by undertaking a detailed analysis of open space within the Town of Walkerville. This involved the following steps [also refer Figure 2]:

### Demographic and trends analysis

An analysis of the current demographics of the Council area – along with the likely future demographics and demands on open space as a result of changing attitudes towards open space, recreation trends and changing community – needs was undertaken. This is described in Section 2.1.

### Background documents review

Council has reviewed the relevant legislation, along with State and Federal strategic plans and results of previous public consultations, including:

- *2020-2024 Living in the Town of Walkerville: a strategic community plan;*
- *Regional Public Health and Wellbeing Plan for the EHA Constituent Councils 2020-2025;*
- *2020-2024 Living Walkerville: wellbeing for every age and stage;*
- *A connected community: the Town of Walkerville urban master plan.*





Previous and current management plans adopted for public space assets have also been reviewed, as well as open space management plans adopted by neighbouring Councils. These plans are further identified in Section 2.2.

### Open space audit

All Council owned or managed open spaces have been reviewed since the inception of the *2014 Open Space Strategy* document. This has involved an assessment of the existing space and facilities broadly in relation to quality, accessibility, function and distribution.

## 2. STRATEGIC CONTEXT

### 2.1 Town of Walkerville demographic profile

**At the 2016 Census, the Town of Walkerville had a total population of 7550 people, living in a total of 3616 private dwellings.**

The population of the Town of Walkerville is likely to increase to a total of 8622 by 2036. This figure represents a 10% increase of the total population of the Township.

For the purposes of open space planning, it is important to understand the open space and recreation needs of both the current and future population of the Township, as well as medium density development outcomes. These are as follow:

- North East Road Corridor Policy Area 8 has seen an increase in medium density outcomes taking advantage of the quality and access to public transport along this major arterial route;
- Vale Park Policy Area 9 saw the residential code introduction which has largely driven a majority of the infill experienced in Vale Park;
- Development of the former Channel 7 site in Gilberton;
- The Watson in Walkerville (on the former Department of Transport, Energy & Infrastructure site).

The above factors have influence density changes and population growth since 2014, however, the imminent Planning & Design Code will drive further change in line with the South Australian Strategic Plan and its population growth targets.

### 2.2 Strategic context

A comprehensive review of relevant local and State Government strategies has been undertaken for the purpose of developing this strategy. The review of these documents has highlighted a range of key trends and future lifestyles that will inform Walkerville's open space strategies.



The documents which have been reviewed are as follows:

- *HEALTHY PARKS HEALTHY PEOPLE SOUTH AUSTRALIA 2016-2021 Making contact with nature, second nature*  
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- *HEALTHY PARKS HEALTHY PEOPLE SOUTH AUSTRALIA 2016-2021 Realising the mental health benefits of contact with nature*  
[file:///wcdc02/Redirected%20Folders/cadand/Downloads/healthy-parks-healthy-people-action-plan-1-mental-health-gen%20\(1\).pdf](file:///wcdc02/Redirected%20Folders/cadand/Downloads/healthy-parks-healthy-people-action-plan-1-mental-health-gen%20(1).pdf)
- *HEALTHY PARKS HEALTHY PEOPLE SOUTH AUSTRALIA 2016-2021 Quality Green Public Space*  
<file:///wcdc02/Redirected%20Folders/cadand/Downloads/healthy-parks-healthy-people-action-plan-2-Quality-Green-Public-Open-Spaces.pdf>

The current State Government approach to the management of open space has shifted significantly more towards forging improved connections between people and nature, and highlighting the mental health benefits of having easy and intuitive access to open spaces.

## 2.3 Legislation

- *Local Government Act 1999;*
- *Development Act 1993;*
- *Planning, Development & Infrastructure Act 2016.*

## 2.4 Strategic plans

- *2020-2024 Living in the Town of Walkerville: a strategic community plan;*
- *Review of the Classification of Government Land 2004 (Walkerville);*
- *Public Toilet Strategy for the Town of Walkerville (2010);*
- *Walkerville Council Development Plan (6 October 2016);*
- *Town of Walkerville Traffic Plan 2017-2022.*



## 2.5 State documents

- 30-Year Plan for Greater Adelaide, in particular *Target 1: Protecting our Resources, Target 3, Getting Active, Target 4, Walkable Neighbourhoods, Target 5, A Greener City;*
- *Healthy Parks Healthy People South Australia 2016-2021;*
- Safe Communities, Healthy Neighbourhoods strategic priority;
- State Public Health Plan including the Health in All Policies approach;
- Carbon Neutral Adelaide;
- Water Sensitive Urban Design Policy;
- River Torrens Linear Park eastern section management plan (2011).



## 2.6 Asset management planning

- Council's *Reserves Infrastructure and Asset Management Plan* was endorsed in November 2008. The plan has guided park maintenance and capital works expenditure;
- The *Open Space Strategy* aims to realign Council expenditure priorities to meet changing community needs and expectations.

## 2.7 Future lifestyle and open space trends

The useability of open space is an important Council consideration and there is an increasing need to provide a range of recreational opportunities, settings and experiences to meet the community's evolving needs and lifestyle trends.

Specific lifestyle and recreation movements influencing the way people recreate and use open space are relevant to this strategy, as recognised through the review of the key strategic documents, and are identified below:

- Increased reliance on vehicles: provision of offsite parking spaces in urban infill areas translates into less street trees due to more frequent driveways. A balance of car parking on suburban streets and access to open space is sought by the community and Council alike;
- Population: the median age for Walkerville residents is 44 (Census 2016) – a younger group of residents with school-aged children requiring access to public open space for sporting activities and playgrounds. Conversely, the elderly members of the community seek increased active recreation opportunities within Council reserves and along Linear Park;
- Working from home: people increasingly working from home in the Township has resulted in a corresponding increase of use in the existing street network along with Council reserves for incidental breaks and exercise during the working day;
- Cycling and walking: Council notes the increased use of Linear Park for walking and cycling for recreation and transport purposes.



## 3. BEST PRACTICE PRINCIPLES

### 3.1 Overview: practice principles

The following principles guide the provision and management of open space in the Town of Walkerville. They relate to the planning, location, design, function and management of the Town of Walkerville's open space network. The principles can be applied to existing open space, as well as future open space development, maintenance and enhancement. These principles:

- provide a background to the justification for the open space recommendations in this strategy;
- assist to inform prioritisation of recommendations in terms of Council's budgets and resource allocations;
- build upon best practice and reflect local priorities and trends in the Town of Walkerville;
- guide all decisions relating to open space provision and management.

Each of the principles translate into achievable and implementable actions.

### 3.2 Accessibility

Open space will be accessible for all members of the community. This will include access for persons using a wheelchair, persons pushing a pram and the elderly.

Quality linkages to Council's open space will provide opportunities for, and encourage, passive and active recreation. Open space assets will also provide good internal linkages to promote accessibility between defined activity areas within them, and the facilities and infrastructure they offer (including shaded areas, play equipment, fitness equipment, seating, etc).

#### Actions:

- increase paths, roadways, overlooks and ways to direct flows of people to areas of open space to assist with community enjoyment and accessibility;
- identify opportunities to improve the connection from the Levi Caravan Park to the Linear Park;
- provide a system of coordinated signage for reserves and links between parks;
- balance the sporting demands of the community with the need for passive and active recreation opportunities;
- improve access and paths internally within open space areas so that people can easily move from the perimeter to areas of shade, seating and other activity areas.



### 3.3 Distribution and connectivity

Infrastructure investment in open spaces will be distributed equitably to ensure that all residents have access to high quality open space for recreation. This will allow spaces to be well connected, with effective linkages between point of departure, home or work and open space.

#### Actions:

- ensure that there is open space safely and easily available to everyone in the Town of Walkerville within a 10-minute walk;
- ensure all open spaces also adhere to the goals and actions expressed in Council's *Movement Action Plan* (particularly in relation to connections throughout Linear Park);
- improve connections along Linear Park and to local destinations located around The Watson and the Woolworths shopping precinct;
- improve connections through the installation of fitness equipment or engaging signage (e.g. how many minutes' walk is it to Howie Reserve?).



### 3.4 Open space provision

Deficiencies in the provision of accessible open space have been identified as part of Council's *Urban Master Plan*, particularly within the areas of Medindie and Vale Park.

While these suburbs are lacking in parks and reserves, it is acknowledged that larger regional open space areas such as the Adelaide Parklands and Linear Park are located within close proximity of both suburbs.

As Council has resolved not to investigate the purchase of new open space, it is critical that the use of existing open space is maximised.

#### Actions:

- prioritise linkages to Linear Park and Adelaide Parklands;
- investigate capital works at a district level in terms of accessibility to nearby open space to attract users from areas deficient in open space.





## 3.5 Sustainability and biodiversity

The network of open space within the Town of Walkerville will promote shared use of space and facilities, along with being adaptable with time and changing social trends.

Open space improvements will promote the use of sustainable products and the retention and reuse of water resources where possible.

The open space network will serve an important biodiversity function, supporting local ecosystems and habitat for fauna and flora.

### Actions:

- investigate opportunities for possible revegetation and enhancement of environmental projects to be undertaken in conjunction with adjoining properties;
- preserve cultural heritage of Walkerville to provide an open space network that is based on a balance of environmental, social and economic values.

## 3.6 Safety

Open space within the Town of Walkerville will be designed to be a safe recreational spaces for all users; both during the day and in the evening; on weekdays and on weekends.

Accordingly, crime prevention through environmental design (CPTED) principles will be used to inform the design and development of open spaces.

### Actions:

- employ CPTED principles to inform any open space upgrade or project (also considering the linkages from destinations to the open space, as well as the open space itself).

## 3.7 Amenity

Open space will provide a high degree of amenity for users and adjacent residents.

### Actions:

- ensure parks are safe, pleasant and comfortable by considering seating, lighting, paths, etc;
- examine the potential tourism benefits of improved parks;
- investigate open space planning and design techniques, in relation to trails and paths, that alleviate impacts associated with reduced privacy and noise;
- ensure that open spaces present an inviting, accessible and attractive entrance that encourages public use;
- provide information and facilities that encourage appropriate behaviour.



## 3.8 Community pride

Open space within the Council area should foster a sense of community pride and ownership through local participation and involvement.

### Actions:

- prioritise the development of centrally located, accessible and prominent open space areas;
- provide for positive and effective community participation through appropriate design and location of seating, paved areas and linkages from open spaces to nearby destinations;
- foster community involvement in open space and environmental management;
- explore opportunities to partner with the local community;
- explore opportunities to host community events in Mary P Harris "Bundilla" Reserve;
- promote and support the use of open space by local community and sporting groups;
- incorporate meeting and gathering spaces in all open spaces.



## 3.9 Size and function

Open space will provide scope for a diverse range of activities and uses.

Open space will vary in size. Providing large amounts of green space does not guarantee that the area is useable or safe. Smaller parks may also be highly popular.

### Actions:

- provide a range of active and passive open space functions, including fitness equipment, trails, sporting grounds, cool and shaded areas, seating, bike trails and educational information about local history or biodiversity;
- provide a range of spaces or infrastructure for children;
- consider the needs of parents, grandparents and carers ;
- provide equipment and infrastructure with a common design thread and theme.



## 4. ASSET MANAGEMENT

### 4.1 Asset Management Plan

The Town of Walkerville's assets provide valuable services to the district and consist of more than 3900 individual assets, including transport (roads, footpaths, kerb and carparks), buildings, stormwater, open space (structures furniture & facilities) and plant and equipment.

In total, the portfolio has a replacement value of \$158 million and a "Fair Value" (depreciated replacement value) of \$115 million. The effective and efficient management of the portfolio will ensure the assets are maintained at an appropriate level and at an affordable cost to the community.

Council's *Asset Management Plan* has been prepared to meet minimum legislative and organisational requirements for sustainable service delivery and long term financial planning and reporting. This plan is to be read in conjunction with Council's digital asset management program – the Assetic System. The Town of Walkerville is transitioning to this online medium as a way to log and display the data of specific asset groups. Transport is the first asset class to be created through the system and the remaining four groups will be transitioned in future.



The purpose of the *Asset Management Plan (AMP)* is to ensure that assets provide their required levels of service in the most cost effective manner to cater for both the present and future community. This plan specifies the requirements for effective management of assets and the corresponding financials. The figures in this plan are reviewed annually, with a full update completed every four years.



### 4.2 Assetic System

All of Council's asset data is held in the Assetic system, which is an online cloud based software system. Assetic generates financial, renewal and maintenance requirements based on asset value, condition and useful life. [Town of Walkerville's Transport \(roads, footpaths, kerb and carparks\) online AMP can be found by clicking here.](#)





## 4.3 Risk

Having considered best practice, it is also necessary to consider risk. The following risk analysis of Council's open space assets has been undertaken as part of the production of the relevant *Asset Management Plan* and must also be considered in assigning priorities for recommended works.

To this end, the focus for recommended works will be in relation to mitigating risks associated with non-compliance with the Disability Discrimination Act (DDA) and minimising risk user injury by implementing good design techniques.

Asset risk	What can happen	Risk rating Low Med High	Risk treatment plan
All reserves	Asset devalues earlier than estimated due to inadequate maintenance	<b>M</b>	Review maintenance programs and audit asset conditions on a regular basis
All reserves	Injury to reserve users due to maintenance procedures	<b>M</b>	Review risk activities (weed spraying, grass cutting, tree maintenance, etc.) and develop safety procedures and training for employees
All reserves	DDA non-compliance	<b>H</b>	Implementation of <i>Disability Access and Inclusion Plan</i>
All reserves	Early decline in asset value/function due to higher usage than expected	<b>L</b>	Condition assessment and monitoring
All reserves	User injury due to reserve being not fit for purpose	<b>L</b>	Audit maintenance planning
All reserves	User injury due to poor design (play equipment, facilities, path network, fencing, equipment, etc.)	<b>H</b>	Review design when renewing the asset, improve maintenance and obtain certification of compliance when assets are renewed



## 5. OPEN SPACE ASSETS AND RECOMMENDATIONS

### 5.1 Key linkages and connections

Areas of open space should be well connected to places where people live and work to promote healthy and active living, as well as a more frequent use of these spaces by a wide range of people within the community.

Whilst this strategy does not explore linkage opportunities in detail, movement and linkages within the Town of Walkerville are investigated as part of the *Regional Public Health and Wellbeing Plan* for Eastern Health Authority constituent Councils 2020-2025. This plan considers the ways constituent Councils can create improved linkages and public connectivity.

Linkages and connections which are shaded, have high amenity, are accessible, walkable and well lit can encourage the use of open space and other key activity. They must also connect destinations – houses, shops, schools, parks, libraries etc. An important component of great linkages is promoting local destinations.

Through the gradual implementation of the 2014 *Movement Action Plan*, the Town of Walkerville is focusing on identifying and enhancing key linkages which support active transport and recreation.

An important linkage within the Council area is Linear Park. As well as serving as an attractive area for passive recreation, Linear Park has an important linkage function as it provided a connection to the City of Adelaide (via the neighbouring Norwood, Payneham & St Peters Council area).



## 5.2 Analysis of open space assets and recommendations for the future

The following tables provide an overview of Council's open space assets, along with guidance for prioritisation of future capital projects and maintenance activities. The tables identify the following:

### Recommended works

Recommended works and maintenance activities are informed by the best practice principles identified in the previous chapter, as well as a consideration of current policy context and future lifestyle trends, and the results of the consultation process.

### Priorities

The priorities relate to the best practice principles described in Section 3 and Council's *Asset Management Plan* as discussed in Section 4.

The best practice principles are accessibility, distribution and connectivity, sustainability and biodiversity, safety, amenity, community pride and size and function. The priorities are assigned as follow:

- **High priority** – to be undertaken in the short term (within three years).

Assignment of a high priority may be a result of the following:

- the open space asset currently does not achieve the best practice open space principles identified in Section 3;
- achievement of the principles could be greatly improved.

- **Medium priority** – to be undertaken in the medium term (within three to five years).

Assignment of a medium priority may be a result of the following:

- the open space asset currently achieves some, or all, of the best practice open space principles identified in Section 3 to a reasonable level, although achievement of these principles could be improved.

- **Low priority** – to be undertaken in the medium to long term (five+ years).

Assignment of a low priority may be a result of the following:

- the open space asset currently achieves most, or all, of the best practice open space principles identified in Section 3 to a high level.



## Classification

A hierarchy has been used to classify open space in terms of the catchment they serve. The hierarchy includes local, neighbourhood, district and regional open space, and is determined as follows:

- **Local** – attracts residents within a small catchment area (generally within 400 metres of the open space). These spaces are generally used by local residents for low-level passive or active recreation and do not attract visitors from a wider catchment.
- **Neighbourhood** – attracts users living or working within a 10-minute walk (e.g. within 800 metres) for passive and active recreation.
- **District** – attracts a wider catchment of visitors from the surrounding district (e.g. from surrounding suburbs and Council areas). Visitors may rely on private or public transport to access the open space. District level open space typically provides facilities not found in neighbourhood or local level open space, and may be of a larger scale.
- **Regional** – attracts visitors from the widest catchment area. These spaces are typically of a high quality, are often linked to major destinations and generally provide for high level activities.

## 5.3 Open Space Priorities Recommendations for 2020-2025

Open Space Area or Reserve	Current ranking in terms of priorities	Priority Changes recommended by SPDPC
1. Allotment 4 Fife Street, Vale Park	Low	Unchanged
2. Alfred Street Playground (Warwick Street, Walkerville)	Low	Unchanged – to be grouped with Walkerville Oval Precinct
3. Ascot Reserve (Lot 49 Ascot, Vale Park)	Medium	Low
4. Belt Reserve (Lot 17 Church Terrace, Walkerville)	Low	Unchanged
5. Crawford Reserve (66 Walkerville Tce, Gilberton)	Medium	High



6. EC Scales River Park (63 Fuller St, Walkerville)	High	Low
7. Frome Reserve (17a Jeffrey Rd, Vale Park)	Low	Unchanged
8. Gawler Terrace Reserve (Lot 81 North East Rd, Walkerville)	Low	Unchanged
9. Hamilton Reserve (Stewart Ave, Vale Park).	High – preparation of a master plan	High
10. Hawkers Reserve (60 Hawkers Rd, Medindie)	High – improve accessibility, create access points and increase seating	Unchanged - High
11. Howie Reserve (part of Victoria Terrace Rd, Reserve, Walkerville)	High – Prepare master plan	Medium (to be listed with Mary P Harris Reserve as 11a and 11b)
12. Ilford Road Reserve (Lot 91 Ilford Street, Vale Park)	High – Prepare masterplan to explore the option of a pocket park/community garden	Low
13. Levi Park (69A Lansdown Terrace, Vale Park)	High – Prepare master plan – to explore increased facilities for a District Level Park.	Unchanged
14. Mary P Harris Reserve 'Bundilla' (114 Walkerville Tce, Walkerville)	High – Prepare masterplan (Completed)	Ongoing maintenance
15. Rose Street Reserve (Lot 15 Rose St, Gilberton)	Low	Unchanged
16. River Torrens Linear Park (various)	High – Seek grant funding to prepare a master plan to improve access for cyclists, boardwalk connection, exercise equipment and improve bridge	Unchanged - High



17. St Andrews Street Reserve (St Andrews Street Reserve)	Low	Unchanged
18. Thiele Reserve (58 Northcote Tce Gilberton)	Low	Unchanged
19. Walkerville Lawn Tennis Club (16 Creswell Crt, Gilberton)	Medium – Prepare masterplan to investigate fitness equipment, new signage and improved accessibility	Low
20. Walkerville Memorial Gardens and Creswell Reserve (Church Terrace, Walkerville)	Low	Ongoing maintenance – to be grouped into Walkerville Oval Precinct
21 Walkerville Oval (Church Terrace, Walkerville)	Ongoing – feasibility for regional level facility and asset management sub-plan	<b>High Priority</b>
22 Walkerville Wesleyan Cemetery (Smith Street, Walkerville)	Ongoing	Unchanged
23 Walkerville YMCA (39-41 Smith Street, Walkerville)	Ongoing	Low – renamed Walkerville Street Reserve
24 Willow Bend Reserve (Shergis Ave, Vale Park)	High – prepare masterplan to investigate opportunities for mature plantings, signage and riparian zone improvements	Low
25 Webster Reserve (2-4 Lansdowne Tce, Walkerville)	Medium – lighting and at grade entrance	Unchanged





## 6. NEXT STEPS

### 6.1 Delivery

Delivering the actions and recommended works outlined in this strategy will be an important role for Council in order to ensure that open space meets the principles outlined in Section 3.

Open space should be accessible, well distributed, sustainable, safe, pleasant and foster a sense of community pride. Importantly, open space should meet the diverse needs of the community.

Delivery of the strategy will be achieved through the implementation of recommended works and an ongoing system of monitoring and review. Where the creation of a master plan is identified in the recommended works, this work will be undertaken in the near future.

### 6.2 Monitoring and review

Ongoing monitoring of the *Open Space Strategy* will ensure that Council remains on-track with the delivery of recommended works and will ensure that open space is maintained to a high level and meets the needs of the community.

A regular review of the *Open Space Strategy* will ensure it is reflective of the changing community needs and open space and recreation trends.

