

# **ATTACHMENT A**

## **DRAFT URBAN OPEN SPACE ASSETS REPORT**



# **A Review of Council's Urban Open Space Assets**

**Draft Report**

**August 2004**

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- Rick Palmer – who provided maintenance details of parks.

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# 1 Introduction

This report is prepared at the request of the CEO to examine Council land holdings and determine any surplus land which Council can dispose of. The main objectives of this report are to:

- identify Council owned parks which are surplus to, or could not be utilised to meet, the need of the community in terms of either passive or active recreation;
- develop an evaluation methodology and appraise the identified parks for suitability of disposal;
- recommend disposal options; and
- develop a public consultation process and action plan.

The remainder of this report is structured as follows:

Chapter 2 summarises the background reports and development of Council actions relating to land disposal issues;

Chapter 3 provides an inventory and analysis of Council's open space assets;

Chapter 4 reports on identified parks for disposal appraisal;

Chapter 5 provides a proposed public consultation process; and

Chapter 6 provides the conclusion and a recommended action plan.

## 2 Background

### 2.1 The Clouston Report - May 2000

A study was initiated by Council's Environment and Infrastructure Committee and a subsequent document prepared by Clouston Consultants to provide a framework for the planning and management of Alice Springs Open Space resource. This study was conducted in two parts, including an initial identification of community needs and issues and analysis of Council's assets, and a second stage of preparation of policies and strategies on how Council's open space can effectively be developed and managed to provide for residents needs and enjoyment.

The initial analysis of existing open space provisions in Alice Springs had indicated that large, natural reserve areas are well provided throughout Alice Springs area in general. However,

- there is a limited open space within the CBD – most of which is located in Todd Mall and Council grounds;
- there is a lack of parklands or accessible playgrounds in the southern Alice Springs area (south of the Gap – mainly rural);
- There is a lack of large active recreation areas in the new areas such as Ross (Golf Course Precinct) and Larapinta, although links to nearby reserves are well served by cycle paths;
- There is a lack of playgrounds in Ross area within ten minutes of walking distance – *Actually both Lewis Gilbert Park and Moore Park are within 400m of the majority of the residences within Golf Course Precinct.*

The Consultant report stressed the importance of open space planning and provision as part of new land releases. The following guidance was provided as a result of the initial analysis:

- Up-grade and improve existing facilities in existing parklands within the current open space resource in old East Side and Larapinta.
- The existing pocket parks in Mt John Valley area do not provide the need for passive and informal recreation and need to be replaced with suitable areas with minimum areas of 5,000 m<sup>2</sup>.
- ASTC is expected to develop guidelines to ensure adequate open space areas for parklands and recreation purpose are to be provided for the expansion of residential developments in the Undoolya Valley, Mt John Stage 2 and Larapinta Stage 4.
- There may be a need to provide for better facilities in the south of the Gap with population growth potential, although most of the future development there would be of a rural residential nature (5 ha lots).

The final report provides for a range of strategic directions to meet the objectives in addressing the issues identified in the initial investigations. The



strategies recommended for action by ASTC either as sole responsibility or in conjunction with other stakeholders are under the six broad headings of:

- Policy Strategy Development and Management
- Environmental Quality and Features
- Recreation Diversity
- Road Corridors and Verges
- Infrastructure
- Community Development, Education and Interpretation

Although not specifically recommended, the report implies that a master plan of open space policy and provision for Alice Springs with a ten year program of works be prepared by ASTC in conjunction with other stakeholders.

## **2.2 Urban Open Space Classification and Planning Guidelines**

In terms of planning guidelines, urban open spaces can be classified as follows:

- Suburban Playgrounds and Neighbourhood Parks – These are distributed within residential precincts and generally located within ten minutes of walking distances from any residential units. The optimum size of suburban playgrounds is in the order of 2,000 m<sup>2</sup> – 5,000 m<sup>2</sup>.
- Schools Sports Areas – these are normally provided with school planning and development. Minimum size 5,000 m<sup>2</sup>.
- Areas Sports Facilities – located strategically within short driving distances. Optimum size depends on type of facilities to be provided. Minimum size 5,000 m<sup>2</sup>.
- Suburban Parklands – local parks: minimum size 5,000 m<sup>2</sup>; regional parks: minimum size 20,000 m<sup>2</sup>; Civic areas, no minimum size.
- Conservation areas – locations and sizes vary greatly according to heritage sites and habitat areas. Generally a buffer of at least 30 metres width is provided if the conserved area is small.
- Reserves and Verges – sufficient land to be provided for pedestrian and cycle paths with additional space for a wide corridor on verges and road reserves allowed for tree planting.

The DRAFT Northern Territory Planning Scheme open space requirements for residential sub-division are:

- Retain and protect natural drainage lines and any distinctive landform features or stands of natural vegetation and incorporate them in public open space;
- Provide a minimum of 10% of the sub-division area as public open space which:



1. ensures the majority of dwellings are within 400m walking distance of a neighbourhood park with a minimum area of 3,200 m<sup>2</sup>;
2. incorporate recreational open space in larger units available for active leisure pursuits;
3. is unencumbered by drains and has sufficient flat area for informal recreation; and
4. is designed and located to allow passive surveillance and provide a safe environment for users.

The Council's Precinct Open Space Projects have adopted a set of planning standards<sup>1</sup> as shown in Table 2.1 following:

**Table 2.1: - Open Space Planning Standards**

Category	Minimum Size (m <sup>2</sup> )	Distribution	% Lawn & Trees
Precinct Park	28,000	1 per Precinct	>60% lawn
Neighbourhood Park	8,000	10 min. walk from home	30-50 % lawn
Local Park	3,000	5 min. walk from home	10-30% lawn
Bush park	No minimum	N/A	>50% trees
Linkage Corridor	No minimum	N/A	<50% trees
Sports & Organised Recreation	N/A	N/A	>60% lawn

### **2.3 Council Actions since The Clouston Report**

Using The Clouston Report as the basis, Council has undertaken a number of actions including

- preparation of an inventory of Council's land holdings, including parks and other open space areas for both active and passive recreation;
- a proposal in 2001 to consolidate and dispose some parks, the maintenance of which were considered by Council to be beyond Council resources - Up to six local parks were on the agenda to be sold off to raise revenue for upgrading and improving other parks. This proposal met with opposition and protests by residents, particularly those who live adjacent to those parks earmarked for sale. Council was forced to abandon the proposal;
- Local precinct Parks Committees were formed and Council's Landscape Officer worked with the committee in each precinct to develop a ten-year program to improve park and recreation facilities within the precinct.
- A final report on Revitalising the Open Space for the Eastside Precinct and a Ten-year Works Program has been prepared and submitted to Council in March this year.

<sup>1</sup> ASTC Technical Specifications for the provision of Precinct Open Space (Draft)

- A draft report on Revitalising Public Open Space for Gillen Precinct was completed in May this year by Gillen Parks Work Group.
- A tentative works program was prepared for up-grading the Botanic Garden and some preliminary cleaning tasks have began.
- Some preliminary works have also been carried out under the Eastside Precinct Plan.

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### 3 Council's Open Space Assets

#### 3.1 Inventory

Figure 3.1 following shows the location of every open space area within Alice Springs and an inventory showing park locations within each precinct, their lot number, size and owner is attached in *Appendix 1*.

In summary, there are 89 parks and sports grounds in Alice Springs, most of which are owned and maintained by ASTC. Table 3.1 following shows a summary of open space areas in each precinct, and Table 3.2 shows types of open space in each precinct.

**Table 3.1: Open Space in Alice Springs**

Precinct	Open Space owned by ASTC		Open Space not owned by ASTC		Remark
	No of Locations	Total Area (m <sup>2</sup> )	No of Locations	Total Area (m <sup>2</sup> )	
CBD - Proper	5	56,241	6	8,372	Including open spaces owned by Uniting Church and Billy Goat Hill owned by Crown
CBD - Todd River	6	865,000			
CBD - Botanic Garden*	1	39,000			
Total Precinct	12	960,241	6	8,372	968,613 m <sup>2</sup>
Larapinta	12	68,982			Including 5 local parks with areas less than 2,000 m <sup>2</sup> planning threshold.
Total Precinct	14	68,982			68,982 m <sup>2</sup>
Northside - Parks & Ovals	11	109,140	1	28,000	Including Rotaract Park (Lot 4291) owned by Crown, and 1 park less than 2000 m <sup>2</sup> in area.
Northside - Charles Creek	4	526,700			
Total Precinct	15	635,840	1	28,000	663,840 m <sup>2</sup>
Gillen	16	204,865	1	5,310	Including Crown owned Westland Park, 2 sports parks and 2 parks with areas less than 2,000 m <sup>2</sup>
Total Precinct	16	204,865	1	5,310	210,175 m <sup>2</sup>
Gap	5	120,430	1	7,840	Including 1 park crown owned, and Traeger Park for Sports (109,900 m <sup>2</sup> ); RFDS Park and 2 small parks below 2,000 m <sup>2</sup> in area.



Precinct	Open Space owned by ASTC		Open Space not owned by ASTC		Remark
	No of Locations	Total Area (m <sup>2</sup> )	No of Locations	Total Area (m <sup>2</sup> )	
Total Precinct	5	151,430	1	7,840	159,270 m <sup>2</sup>
Eastside	12	179,040	3	132,870	including parks not owned but maintained by ASTC, and 1 Park (Reus) below 2,000 m <sup>2</sup> .
Total Precinct	12	179,040	3	132,870	311,910 m <sup>2</sup>
Golf Course	5	30,046			Including 3 small parks less than 2,000 m <sup>2</sup> , but excluding Golf Course.
Total Precinct	5	30,046			30,046 m <sup>2</sup>
Total Alice Springs	77	2,230,444	12	182,392	2,412,836 m <sup>2</sup>

\*Technically not within the CBD, but grouped into CBD as a significant destination for future tourists and visitors.

**Table 3.2: Open Space Area (m<sup>2</sup>) By Type**

Precinct	River/Creek	Parks/ Gardens	Sports*	VCL	Other**	Total
CBD	865,000	44,915***	41,400	2,312	14,986	968,613
Larapinta	-	27,182	41,800	-	-	68,982
Northside	526,700	95,440	41,700	-	-	663,840
Gillen****	-	103,575	106,600	-	-	210,175
Gap	-	18,370	140,900	-	-	159,270
Eastside	-	153,040	154,100	4,770	-	311,910
Golf Course	-	30,046	Golf Course	-	-	30,046
Total	1,391,700	472,568	526,500	7,082	14,986	2,412,836

Notes: \* excluding area of the Alice Springs Golf Course  
 \*\* includes privately owned and Council ground open spaces  
 \*\*\* excluding Todd Mall  
 \*\*\*\* excluding Araluen Arts Centre complex

### 3.2 Open Space Distribution

As reported in the Clouston Study, excluding Rivers and Creeks and other Crown vacant land, Alice Springs is well provided with open space for both passive and active recreation activities. In terms of active recreation, sporting facilities are well catered for and a broad spectrum of sports is provided. There are numerous parks and gardens which cater for children's play grounds, and passive recreation activities. Walking tracks and cycle paths along River banks and Road reserves have been built over the years for use by both local residents and visitors.

Alice Springs town centre itself is the centre of tourist attraction and the commercial and employment centre for local residents. There is a need for much improved passive recreation facilities within walking distance from the CBD. Although open space is generally lacking in the CBD at present, with the



proposed up-grade of the Botanic Garden to provide passive recreation facilities, the future situation will be significantly improved.

The requirement for distribution of parks based on planning guidelines applied to urban areas in Australia indicates that small/local parks (optimum size  $>2,000 \text{ m}^2$ ) are generally distributed within 10 minutes walking distance (less than 400m) from any dwelling within a residential precinct, and larger suburban parks (optimum size  $> 5,000 \text{ m}^2$ ) within 5 minutes drive (less than 5 km).

In terms of planning requirements for area, size and spatial distribution, Alice Springs has an overall open space provision of 21%, including all parks and sports grounds maintained by Council and the Golf Course, which is privately owned, 15% excluding the Golf Course. The calculation does not include any privately or institutionally owned open space areas for public use (such as schools playgrounds), nor open space created by rivers, creeks and drainage easements.

Including all land zoned 01, 02 and 03 for open space; the ratio of open space to developed areas is over 36%. There are, however, 14 local parks with areas less than  $2,000 \text{ m}^2$  which is considered to be the minimum size for any park facility provision and recreational use. Most of the under size parks are located in Larapinta Precinct. Based on Council's adopted standard for a local park, 21 (or nearly a quarter) of the 89 parks maintained by Council have areas under  $3,000 \text{ m}^2$ .

Based on NT Planning Standards, Alice Springs would have more planned open space areas than required, even though not all of them are well developed and properly equipped.

The existing open space provision in each precinct is summarised in Tables 3.3 and 3.4 and described as follows:

#### **CBD**

- Total developed area =  $299,464 \text{ m}^2$
- Total area of open space for recreation (Parks/Gardens and Sports grounds) =  $86,315 \text{ m}^2$
- % Recreational Open Space = 29%.

Although percentage of open space in the CBD appears high, most of it is the Botanic Garden which has not been developed for recreational purpose. As there are few residents in the CBD, the open space within CBD caters for all Alice Springs residents and visitors.

#### **Larapinta**

- Total developed area =  $972,348 \text{ m}^2$
- Total area of open space for recreation (Parks/Gardens and Sports grounds) =  $68,982 \text{ m}^2$



- % Recreational Open Space = 7%.

There is a shortage of some 28,000 m<sup>2</sup> of open space within this precinct. Apart from Albrecht Sport Oval, most of the parks are very small for any active recreation. There is a potential, however, for some Crown land to be developed into a regional park of appropriate size. There will be a requirement for a significant contribution to open space provision with the future Stages 4 and 5 development of the Larapinta Estate.

### **Northside**

- Total developed area = 994,638 m<sup>2</sup>
- Total area of open space for recreation (Parks/Gardens and Sports grounds) = 137,140 m<sup>2</sup>
- % Recreational Open Space = 14%.

Northside has a surplus of 37,680 m<sup>2</sup> of open space based on the NT Planning Scheme Sub-division requirement. There are some parks of regional park size in Northside Precinct. The Rotaract Park, which has an area of 28,000 m<sup>2</sup>, is owned by the Crown. It has however been defined by the local residents to be a Precinct Park. The Maynard Park which is situated next to the Rhonda Diano Oval has an area (21,500 m<sup>2</sup>) suitable for a regional park, but due to its hilly nature, it would be of minimal use as a recreational park.

### **Gillen**

- Total developed area = 1,696,624 m<sup>2</sup>.
- Total area of open space for recreation (Parks/Gardens and Sports grounds) = 210,175 m<sup>2</sup>.
- % Recreational Open Space = 12.5%.

Gillen has a surplus of 40,510 m<sup>2</sup> of open space. The precinct has the best equipped and maintained parks in Alice Springs, and some are very close to one another. In addition, there are also a number of small size local parks within easy walking distance from one another distributed across the precinct. This precinct also enjoys easy access to the regional sports centre of Treager Park, across the border with the Gap precinct.

### **Gap**

- Total developed area = 417,810 m<sup>2</sup>.
- Total area of open space for recreation (Parks/Gardens and Sports grounds) = 159,270 m<sup>2</sup>
- % Recreational Open Space = 38%.

The Gap Precinct would have only approximately 4.5% open space if Treager and the Alice Springs Swimming Centre are excluded from the precinct. The Acacia Park, which is owned by the Crown (7,840m<sup>2</sup>) is located at the

southern end of the precinct and not readily accessible by most residents. Other parks are very small and not of significant recreational value.

### Eastside (including Sadadeen)

- Total developed area = 1,592,474 m<sup>2</sup>.
- Total area of open space for recreation (Parks/Gardens and Sports grounds) = 307,140 m<sup>2</sup>.
- % Recreational Open Space = 19%.

The Eastside Precinct is an affluent suburb enjoying the highest percentage of open space in Alice Springs. Apart from the Sadadeen Oval and Ross Park, which are regional sports centres, all other smaller parks, except Reus Park, are of areas above the optimum size and distributed within easy walking distance to one another.

### Golf Course

- Total developed area = 641,840 m<sup>2</sup>.
- Total area of open space for recreation (Parks/Gardens and Sports grounds) = 30,046 m<sup>2</sup>.
- % Recreational Open Space = 5%.

Excluding the Golf Course itself, this precinct has the least amount of parkland. However, many dwellings were built adjacent and within easy walking distance from the Golf Course which the locals enjoy. Three of the five parks in this precinct are below the optimum size for a local park. However, future residential development is earmarked within this precinct. Opportunity exists for setting aside some suitable area for a regional park when development occurs.

**Table 3.3: Park Provision\* Analysis 1**

Precinct	No. OS with Sports Facilities	No. Local Parks (2,000 – 4,999 m <sup>2</sup> )	No. Suburban Parks (5,000 m <sup>2</sup> – 19,999 m <sup>2</sup> )	Parks with areas over 20,000 m <sup>2</sup>	Parks with areas under 2,000 m <sup>2</sup>
CBD	1	0	2	1	0
Larapinta	1	5	1	0	5
Northside	1	6	0	3	2
Gillen	2	8	3	2	2
Gap	2	0	2	0	2
Eastside	2	5	4	3	0
Golf Course	1	0	2	0	3
<b>Total No</b>	<b>10</b>	<b>25</b>	<b>20</b>	<b>9</b>	<b>14</b>
<b>Total Area (m<sup>2</sup>)</b>	<b>526,500</b>	<b>76,580</b>	<b>102,765</b>	<b>276,300</b>	<b>14,233</b>

\* Excluding VCL, Rivers and Creeks, and private provisions



**Table 3.4: Park Provision\* Analysis 2**

Precinct	Total Developed Area (m <sup>2</sup> )	Total Area of Recreational Open Space (m <sup>2</sup> )	% Open Space	Area Exceeding (+) / Below (-) Planning Requirement	Comment
CBD	299,464	86,315	29	Not applicable	Developed area mainly commercial
Larapinta	972,348	68,982	7	- 28,250	Excluding Bowman and Kempeana Parks (1,985 m <sup>2</sup> ) which are included in Gillen
Northside	994,638	137,140	14	+ 37,680	
Gillen	1,696,624	210,175	12.5	+ 40,510	Including Bowman Park and Kempeana Park
Gap	417,810	159,270	38	+ 117,490	Including regional sports centre Traeger Park (109,900 m <sup>2</sup> ), and AS Swimming Centre (31,000 m <sup>2</sup> ).
Eastside	1,592,474	307,140	19	+ 147,890	
Golf Course	641,840	407,846 (30,046)	64 5	+ 343,662 (- 34,138)	
<b>Total</b>	<b>6,615,198</b>	<b>1,378,868 (1,001,068)</b>	<b>21 (15)</b>	<b>+ 717,348 (+ 339,548)</b>	Figures in parentheses exclude Golf Course

## **4 Identification of Parks for Disposal Appraisal**

### **4.1 Parks Selected for Evaluation**

There are two groups of parks that have been identified for evaluation. A list of previously identified parks (by Supervisor of Infrastructure Operations) is to be evaluated under the appraisal method developed in this report. Together with this list, a number of other selected parks have also been targeted for evaluation.

For the purpose of selecting parks (other than those previously selected), we have first examined the area provision in each precinct. No parks should be selected from a precinct in which provision is below what is required by Draft Northern Territory Planning Scheme open space requirements for sub-division unless other vacant land in the vicinity can be acquired or consolidated for future use as parks.

### **4.2 Assessment Criteria**

In order that parks can logically be appraised as to their suitability for disposal, a number of appraisal criteria have been developed. These criteria are based on planning requirements for park provision as well as other practical considerations.

Ten (10) criteria for evaluation were developed. For evaluation purposes a score point (1 up to 4) is to be assigned to each criterion which will be aggregated to obtain a total score for each park being assessed. Each of the ten criteria is given a rating to reflect the relative importance of that criterion (a higher rating is assigned to those criteria which are non-variable - i.e. can not be changed). The score for each criterion is then multiplied by the rating to obtain the total score for that criterion under consideration.

The Criterion J, relating to community impact has not been included in the total score assessment for each park. This criterion is used to determine whether any further actions will be taken in relation to those parks selected after the initial appraisal.

The possible perfect score of a park (based on Criteria A to I) is 50. Those parks with a total score of 25 or less will be identified for further evaluation of their development options. Parks with scores over 25 will not have further action taken for this report but will be subject to future assessment for improvement and development (to be developed in future Ten Year Management Plans for each precinct). A number of parks which have scores over 25, have been selected for further assessment due to special reasons, some of which may be under-utilisation and/or sites that are not suitable to be public parks.



The bases for score point assignment are explained as follows:

- **A. Size** – Is the park of optimum size for any recreational or leisure use?

Score:

1 – Below optimum size – less than 2,000 m<sup>2</sup> in area

2 – Between 2,000-8,000 m<sup>2</sup>

3 – Between 8,000-25,000 m<sup>2</sup>

4 – Potential Precinct Park – over 25,000 m<sup>2</sup>

Rating = 2

- **B. Location** – Is the park located close to another park or parks, which are better utilised?

Score:

1 – Next to a better park

2 – Within walking distance to another park

3 – Not close to any other park within walking distance

4 – Only park within 400 m radius

Rating = 2

- **C. Accessibility** – Is the park located within reasonable distance accessible by most residence in the precinct?

Score:

1 – Accessible to local residents only

2 – Accessible to neighbourhood

3 – Accessible by car to Precinct

4 – Suburban or Regional Park, accessible by car to all residents.

Rating = 1.5

- **D. Facility** – Are there any recreational facilities provided in the park (e.g. playground, amenity; lighting; drinking water etc) or has potential for development for recreational use

Score:

1 – No facilities and no potential at all

2 – No facilities but there is potential for provision

3 – Some facilities and potential for upgrading

4 – Good/excellent facilities with potential for improvement

Rating = 1

- **E. Environment** – Does the park contain any natural and cultivated vegetation, habitats and high scenic features worth protecting?

Score:

- 1 – No worthwhile natural or cultivated vegetation and no potential for planting
- 2 – Some natural vegetation and potential for improved planting
- 3 – Contains a significant amount of natural vegetation and potential for improvement
- 4 – Contains high scenic features and habitats

Rating = 1.5

- **F. Maintenance Difficulty** – Has there been difficulty in maintaining the park? (e.g. size with noxious growth and without irrigation system or water source)

Score:

- 1 – Very difficult to maintain and requires significant amount of resources
- 2 – Difficult to maintain due to its size and/or lack of irrigation system and equipment
- 3 – Easy to maintain with some effort required
- 4 – No problems with maintenance

Rating = 1

- **G. Utilisation** – Is the park being used by residents or has potential of better utilisation when properly developed?

Score:

- 1 – Not used at all and no potential use
- 2 – Some usage and better utilised with improvement
- 3 – Moderately used by residents nearby
- 4 – Frequently used by residents and visitors

Rating = 1.5

- **H. Security/Vandalism**

Score:

- 1 – Security and vandalism are a major problems and difficult to improve
- 2 – Security/vandalism is a problem with evidence of vandalism.
- 3 – Security/vandalism may be a problem but could be improved with constant usage
- 4 – Security is not a problem, and no vandalism is evident.

Rating = 1

- **I. State of Development**

Score:

- 1 – Undeveloped - Natural State with no or little development
- 2 – Basic - Some development (irrigation lawn; Play equipment) with improvement potential
- 3 – Moderate - Well developed (as for 2 plus shaded trees; seats and other facility) but could be improved



4 – High - Fully developed with little improvement required.  
Rating = 1

- **J. Community Impact**

Score:

- 1 – No history of community action
  - 2 – Group action in past, now dormant
  - 3 – Some community concern voiced/ no specific group
  - 4 – Active community group attached to area.
- Rating = 3.

### 4.3 Parks Previously Identified for Evaluation

A number of parks have previously (2001) been identified for possible disposal. The selection of these parks was purely based on economic reasons due to perceived maintenance difficulties. The list of selected parks consists of:

- Ashwin Park (Lot 1831) – located in Gillen; area 5,240 m<sup>2</sup>
- Newland Park (Lot 3133) – located in Gillen; area 24,400 m<sup>2</sup>
- Finlayson Park (Lot 3011) – located in Gillen; area 10,100 m<sup>2</sup>
- Irvine (Spicer) Park (Lot 4547) – located in Gillen; area 3,960 m<sup>2</sup>
- Plowman Park (Lot 7714) – located in Gillen; area 4,810 m<sup>2</sup>
- Walmulla Park (Lot 8126) – located in Gap; area 1,270 m<sup>2</sup>
- Westlands Park (Lot 5569) – located in Gillen; area 28,000 m<sup>2</sup>
- Maynard Park (Lot 4122) – located in Northside; area 21,500 m<sup>2</sup>
- Tucker Park (Lot 3992) – located in Northside; area 3,460 m<sup>2</sup>
- Campbell Park (Lot 4066) – located in Northside; area 3,330 m<sup>2</sup>

Most of those identified are within Gillen Precinct, with total area of 76,510 m<sup>2</sup>. The rest are in Gap Precinct, 1,270 m<sup>2</sup> in area and in Northside, 28,290 m<sup>2</sup> in total area.

An appraisal of the above identified parks based on the developed criteria is shown in Table 4.1 following:

**Table 4.1: Park Appraisal (Previous List)**

PARK	CRITERIA/SCORE POINTS										Total A - I
	A X2	B X2	C X1.5	D	E X1.5	F	G X1.5	H	I	J X3	
Ashwin	7	8	4.5	3	3	2	3	1	2	9	33
Newland	8	2	4.5	2	1.5	2	1.5	1	2	9	24.5
Finlayson	6	6	4.5	1	3	1	3	2	2	9	29.5
Spicer	4	8	3	3	4.5	4	3	4	2	9	35.5
Plowman	4	6	3	3	4.5	4	3	4	2	6	33.5
Walmulla	2	8	1.5	2	3	1	1.5	1	2	3	22



PARK	CRITERIA/SCORE POINTS										
	A X2	B X2	C X1.5	D	E X1.5	F	G X1.5	H	I	J X3	Total A - I
Westland	4	2	1.5	1	4.5	2	1.5	4	1.5	9	22
Maynard	6	2	3	1	6	1	3	2	1	6	25
Tucker	4	3	1.5	1	3	2	3	2	2	6	21.5
Campbell	4	2	1.5	1	3	2	3	4	1	6	21.5
Rotaract E	2	2	1.5	1	4	3	1.5	4	1	6	20

Note: A = Size; B = Location; C = Accessibility; D = Facilities; E = Natural Environment;  
F = Maintenance Difficulty; G = Utilisation; H = Security/Vandalism; I = Development State

Both Spicer and Plowman Parks are situated in locations accessible to most surrounding residents and are of suitable areas for well developed local parks. Both parks, despite of their present development state, are well patronised locally. These parks have scored highly in their assessment and are located in areas where residents are most vocal. It is recommended that they will not be considered any further for disposal options.

Other parks in the list will be further assessed either they have scores below 25 or have special problems associated with maintenance and vandalism. (see Section 4.6 following)

#### 4.4 Other Selected Parks for Evaluation

Apart from those quality parks, parks identified as accepted Precinct Parks by the community and parks associated with Road Reserves which should definitely not be considered for disposal, all other parks have been subjected to evaluation.

A site visit to every park selected for evaluation was undertaken by members of Council staff, and some subjective judgement were applied to some criteria based on information provided by different Council Officers associated with park maintenance and open space management. This assessment should be reviewed after public consultation when residents' views have been solicited.

The results of the appraisal (excluding the previous list considered in 4.1 above) are summarised in Table 4.2:

**Table 4.2: Park Appraisal (Selected List)**

PARK	CRITERIA/SCORE POINTS										
	A X2	B X2	C X1.5	D	E X1.5	F	G X1.5	H	I	J X3	Total A - I
Warber	2	4	1.5	1	4.5	1	3	4	2	3	23
Heidenreich a	4	8	4.5	3	4.5	3	4.5	4	3	3	38.5
Heidenreich b	4	8	4.5	3	6	3	4.5	4	1	3	38
Gilbert	4	8	1.5	1	2.5	2	1.5	2	1.5	3	24
Patterson	4	4	1.5	1	4.5	1	1.5	1	1	3	19.5
Lyndavale	4	8	3	2	3	4	3	3	2	3	32
Nelson	2	8	1.5	2	1.5	4	3	4	1	12	27
Batterbee	2	4	3	3	4.5	4	4.5	3	3	3	31



PARK	CRITERIA/SCORE POINTS										
	A X2	B X2	C X1.5	D	E X1.5	F	G X1.5	H	I	J X3	Total A - I
Tmara Mara	2	2	1.5	2	1.5	3	3	3	2	3	20
Dixon	4	8	1.5	3	4.5	3	4	3	4	6	35
Dixon Comm.	6	4	4.5	2	6	3	3	4	2	6	37.5
Madigan	4	4	1.5	2	4.5	3	4	3	2	6	28
Kunoth	4	2	3	2	4.5	3	3	3	2	3	26.5
Grey	4	4	3	3	3	3	5	3	2	12	30
McCoy	2	7	1.5	3	4.5	4	4.5	4	3	12	33.5
Reus	2	5	1.5	1	3	2	1.5	4	1	12	21
Davidson A	6	4	3	3	3	3	4.5	4	3	12	33.5
Kurrajong	8	6	3	3	3	3	4.5	3	3	12	36.5
Oleander	4	2	1.5	2	3	3	3	3	2	12	23.5
Gillen(Goyder)	6	4	1.5	3	3	3	4.5	2	2	12	29
Plumbago A	4	4	3	2	3	3	4.5	3	2	12	28.5
Noonie	4	6	1.5	3	3	3	4.5	2	3	12	30
Spearwood	4	2	1.5	2	4.5	3	3	2	2	12	24
Kilgariff	4	6	3	3	4.5	3	4.5	4	4	12	36
Mercorella	4	8	1.5	4	4.5	4	4.5	4	4	12	38.5
Acacia	4	8	1.5	2	4.5	2	2	1	2	3	27
Bowman	2	4	1.5	1.5	4.5	3.5	3	3	2	9	25
Kempeana	2	4	3	1	1.5	4	3	4	2	12	24.5
Spencer	4	4	3	3	3	3	3	4	2	9	29
Day	4	6	1.5	3	3	3	4.5	4	3	9	31
Roberts	4	8	1.5	3	3	4	3	4	2	6	32.5
Chalmers	4	4	4.5	3	3	3	4.5	3	3	6	30
Forrest	4	4	4.5	4	4.5	4	4.5	4	3	6	36.5
Poeppel	4	4	1.5	3	3	3	4.5	3	3	12	29
Moore	2	6	1.5	3	3	3	3	3	2	3	26.5
Lewis Gilbert	6	4	1.5	3	4.5	1	3	1	2	3	26
Eagle	6	2	1.5	1	1.5	1	1.5	1	1	3	16.5
Shannahan	2	6	1.5	3	1.5	3	3	4	3	3	27
McDonnell	2	6	1.5	3	4.5	3	4.5	4	3	3	31.5

Note: A = Size; B = Location; C = Accessibility; D = Facilities; E = Natural Environment; F = Maintenance Difficulty; G = Utilisation; H = Security/Vandalism; I = Development State

The highlighted parks which have a score of 25 and under will be assessed for disposal options. Two parks in this list which are highlighted blue have been selected for reassessment due to special problems of maintenance and vandalism.

#### 4.5 Disposal Options

A number of options for disposal of the recommended parks as result of the above evaluation process can be considered. These options include:

- Apply for re-zoning and subsequent sub-division for disposal
- Return to Crown Land as open space bushland



- Use for community development projects (e.g. Age Care Centre or Retirement Village)
- Develop into a bush park by Council

The final decision on any option will require further physical assessment of the site in terms of topography, presence of sacred sites, community needs and other factors which may rule out or challenge development opportunities.

#### 4.6 Discussion of Appraisal Results

Based on the evaluation criteria developed, a total of twenty one (21) parks have been selected for further evaluation, sixteen (17) have scores of 25 and under, and Five (4) other parks which have scores exceeding 25 but have special problems. These parks are highlighted in Tables 4.1 and 4.2 and are shown in Table 4.3 below:

**Table 4.3: Parks Selected for Further Evaluation**

Park	Precinct	Lot No	Area (m <sup>2</sup> )	Total Score	Current Value (\$)
Walmulla (67)	Gap	8126	1,270	22	93,000
Westland (39)	Gillen	5569	5,310	22	299,000
Campbell (16)	Northside	4066	3,330	21.5	223,000
Maynard (17)	Northside	4122	21,500	25	202,000
Tucker (22)	Northside	3992	3,460	21.5	223,000
Rotaract E (20)	Northside	4209	1,420	20	75,000
Warber (1,2)	Larapinta	8430/7657	4,082	23	262,500
Gilbert (6)	Larapinta	7024	3,000	24	152,000
Patterson (8)	Larapinta	7373	3,330	19.5	178,000
Tmara Mara (12)	Larapinta	8758	935	20	119,000
Reus (70)	Eastside	9047	1,980	21	134,000
Oleander (74)	Eastside	3756	5,640	23.5	267,000
Spearwood (82)	Eastside	5528	4,850	24	226,000
Bowman (36)	Gillen	8265	1,060	25	82,500
Kempeana (37)	Gillen	8849	1,110	24.5	110,000
Lewis Gilbert (87)	G. Course	6080	14,700	26	251,000
Ashwin (44)	Gillen	1831	5,235	33	303,000
Finlayson (51)	Gillen	3100	10,100	29.5	328,000
Newland (48)	Gillen	3133	24,400	24.5	180,000*
Eagle (86)	G. Course	6081	12,900	16.5	235,000
Acacia (VCL) (68)	Gap	4438	7,790	27	136,000

\* Value under review

Further analyses of the selected parks for suitability of disposal options are described as follows:

*Note: Disposal Options should be read as follows-*

1. Best and recommended option...if feasible
2. Next best option if option 1 is not feasible
3. Next best option if option 1 & 2 are both not feasible



## Walmulla Park

### *Description:*

This park is situated a block north of Acacia Park on Walmulla Street in the Gap area. It has an area of one dwelling block size, much below the requirement for a local park. Council has provided some playground facility and some maintenance of the lawn. Because of its size and location, it has not been effectively utilised.

### *Issues:*

- Only one of very few (3) parks within the precinct
- Too small to be developed into a useful park
- There is evidence of vandalism and the park is allegedly being use as a camping ground at night
- There is minimal park facility to attract more frequent usage
- Playground equipment is old and requires up-grade.



Walmulla Park from Walmulla Street

### *Disposal Options:*

1. Retain park use and up-grade equipment and investigate measures to overcome social problems
2. Close park and dispose off as a residential block – proceeds to be used for developing Acacia Park (see Acacia VCL).

## Westland Park

**Description:**

Westland is situated on De Havilland Crescent, Gillen, occupying some 5,300 m<sup>2</sup> of land, most of which is a hill, believed to be a sacred site. The remaining flat part of the open space has a restricted lane access from the street frontage. There is hardly any facility on site except some trees and a sprinkler for irrigating the trees and grass.

The park is used as a thoroughfare from Van Senden Ave to local shops and school. There is a history of local residents planting trees in the park and maintaining them. Most of the houses with back gardens bordering the park are the main users.

The park is of no use for recreation purpose and is a nuisance for maintenance. There is not a great deal Council can do to improve the park, which are only used by a limited number of residents.

**Issues:**

- Small site surrounded by backyards of dwelling houses and a sacred site fronting De Havilland Crescent.
- Under utilised and access restricted
- Hardly any recreational facility except a couple of seats and an old swings monkey bar badly requiring repair, and no opportunity for meaningful provision.

**Disposal Options:**

1. The only viable option is to divide the non sacred portion of the site and offer to sell them to the residents who have their back fence to the park. Apparently, one resident has previously made an offer to Council to purchase part of the land.

**Campbell Park****Description:**

Campbell Park is located on Campbell Street with frontages at Campbell Street and Lackman Terrace, Northside. It has an area of 3,300 m<sup>2</sup>, a suitable size for a local park. Because of its two street frontages, it serves the surrounding residents in the neighbourhood. However, it is also situated adjacent to a potentially better park (Tucker Park) on Cheong Street

Apart from some children's play equipment, there are no other park facilities.





Campbell Park from Campbell Street

***Issues:***

- This park is in close proximity to Tucker Park, which is of similar size and is of slightly better condition.
- Vandalism and maintenance are two issues that have to be addressed.

***Disposal Options:***

1. Retain park and re-develop into a well equipped local park if Tucker Park is to be disposed off.
2. Re zone, subdivide and sell as residential blocks, proceeds to be invested in the immediate upgrade of Tucker Park which is less than 400m away.

## **Maynard Park**

***Description:***

This park is situated at Head Street in the Northside Precinct. Two third of the site is hilly with exposed rock formations and is believed to be a sacred site (requires a search). There is no development and the park is under used due to poor accessibility.

***Issues:***

- Although the total size is 21,500 m<sup>2</sup>, most of it is hilly and could not be developed easily (if not a sacred site)
- It is adjacent to a better park and sports ground which are well utilised and serve the needs of the precinct.
- There is a problem with maintenance due to its hilly nature.



### ***Disposal Options:***

1. Return the park to the Crown if found to be a sacred site
2. Sub-divide the site and rezone the non-sacred portion for residential for disposal
3. Retain the non-sacred portion of the site for a local park.



Maynard Park from Head Street



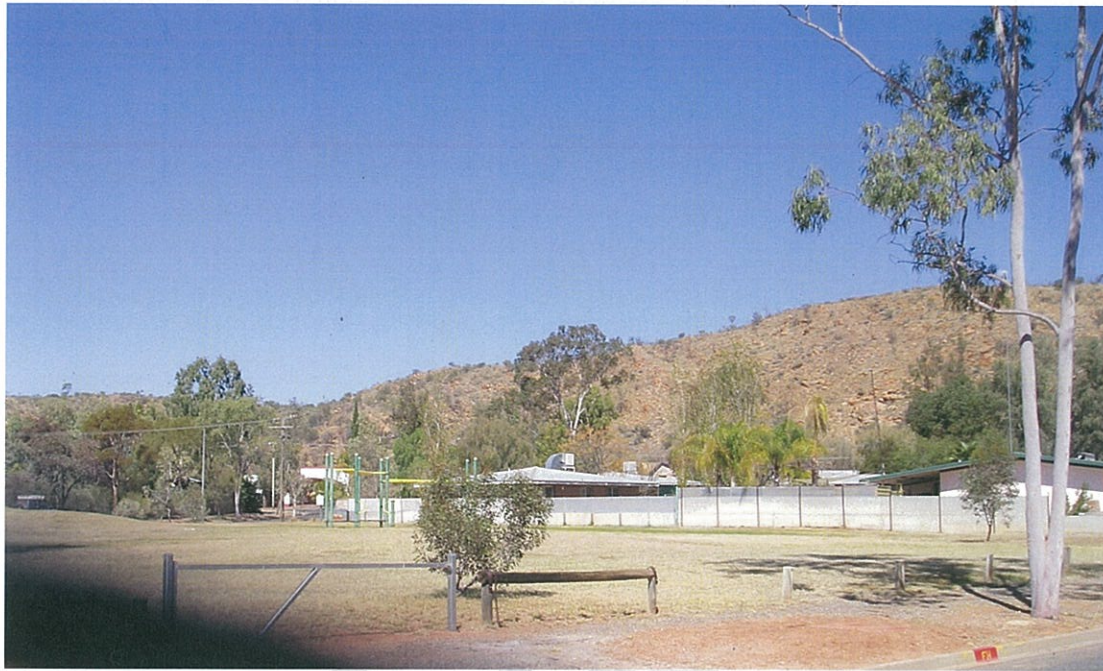
Rear Level Portion of Maynard Park

## **Tucker Park**

### ***Description:***



Situated on Tucker Street with access also from Cheong Street, this park has an area of 3,460 m<sup>2</sup>, sufficient size for developing into a better local park than the adjacent Maynard Park. It is also better developed than Campbell Park which is less than 400m away.



Tucker Park from Tucker Street

**Issues:**

- This park is poorly equipped and has been subjected to vandalism in the past.

**Disposal Options:**

1. Sub-divide and dispose as residential blocks.
2. If Campbell Park is to be disposed as residential blocks, it is recommended that this park be maintained and redeveloped into a well equipped local park with up-dated play equipment and other park facilities.

## **Rotaract Park East**

**Description:**

This is a thin strip of open space connecting Stuart Highway with the Main Rotaract Park on the other side of Madigan Street. The area is so small that it is of no recreational use value other than serving as a pedestrian thoroughfare between Stuart Highway and Madigan Street.

**Issues:**



- It is an appendix to the main Rotaract Park, often neglected in maintenance routines
- It is used only as an access pathway
- It has no recreational facility to attract better usage
- It has no opportunity for provision of better facilities to improve its usage
- There are some mature trees and native plants
- It has been reported as a hide out for drinkers.

***Disposal Option:***

1. Rezone and sell as a single residential block
2. Retain and maintain existing status.



Rotaract Park East from Madigan Street

**Warber Park**

***Description:***

There are two parts of this park next to each other, one with frontage on Warber Court (Lot 8430) and the other (Lot 7657) on Harms Court, the latter sometimes known as Harms Park.





View of Warber Park from Harms Court



View of Warber Park from Warber Court

### ***Issues:***

- The whole park is hilly and is possibly a sacred site – needs site search.
- Not at all suitable for a recreational park
- Problems with maintenance – evidence of litters and vandalism.



### ***Disposal Options:***

There is no possibility of disposing this park either wholly or partly for development purpose.

1. If the park is found to be a sacred site, return to Crown land
2. If the park is not a sacred site, develop into a bush park, with minimal maintenance requirement.
3. Rezone, subdivide and offer for sale if no sacred site registered.

## **Gilbert Park**

### ***Description:***

Gilbert Park is situated between Gilbert Place and Willoby Court, with an area of 3000 m<sup>2</sup>. It is the only park serving the community within walking distance. It is mostly hilly with perhaps one third of the area level for any use as a park. The hilly part of the park could be a sacred site, which needs to be searched.



Gilbert Park from Gilbert Street

### ***Issues:***

- There is minimal facility, apart from older play equipment
- Hilly and no potential for further development
- Evidence of vandalism, with visible litters and beer bottles.

### ***Disposal Options:***

As this is the only public open space in the area and the hilly portion may be a sacred site, there is no opportunity for any options for disposal. It is



recommended that this park be retained and the hilly portion be developed into a bush park for passive recreation, if no sacred sites are registered.

## **Patterson Park**

### ***Description:***

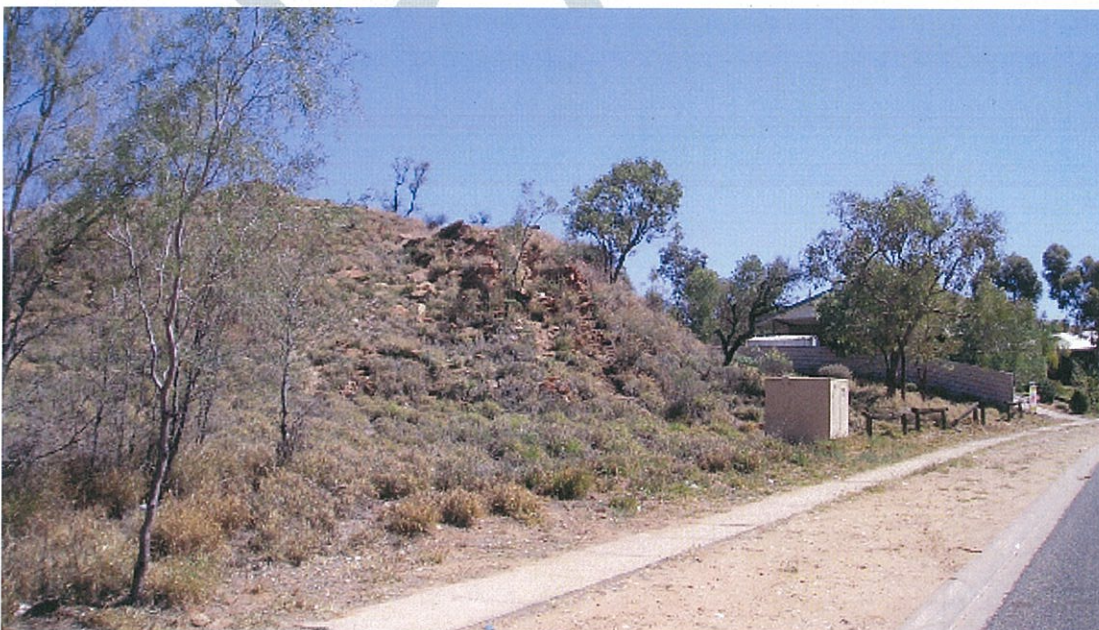
Situated between Patterson Crescent and Moorhead Street in Larapinta Precinct, this vacant block has not been developed into a park. Due to its hilly and steep nature, it will incur substantial cost if it were to be developed into a recreational park.

### ***Issues:***

- Hilly site with weed infestation
- Possible sacred site – need title search
- No opportunity for development for park use
- Subject to vandalism
- Very difficult to maintain

### ***Disposal Options:***

1. Return to Crown land (no cost to Council)
2. Possibility of obtaining one residential block facing Moorehead Street (requires re-zoning and sub-division, check for presence of sacred site – some cost to Council)
3. Develop into a Bush Park (significant development cost to Council)



Patterson Park from Patterson Street



## **Tmara Mara Park**

### ***Description:***

This is a very small open space with a single house block size, situated on Tmara Mara Circuit. It was originally a residential block later handed over to Council as part of open space required for the development of the subdivision.

### ***Issues:***

- The area is too small to be a useful park
- There is no opportunity for up-grading
- It is under utilised.

### ***Disposal Option:***

1. Possibility to be disposed off as a housing block – need to check easement – Proceeds to be used for upgrading Battarbee Park
2. Retain and develop into a children's playground with better facility.



Tmara Mara Park from Tmara Mara Circuit

## **Reus Park**

### ***Description:***

This park is located in the new Greenleave Estate area. It is a narrow strip of land running between Reus Street and Burke Street drain, parallel Burke Street and behind a row of houses. The land is essentially a drain overflow area and has no infrastructure.





Reus Park

**Issues:**

- This open space has been abused with waste dumping and is a fire hazard
- There is no opportunity for any facility provision.

**Disposal Option:**

This property could be subdivided and sold as a residential block but may need to check drainage issue. There is no other suitable option for the disposal of this property than to retain as drainage easement.

**Oleander Park**

**Description:**

This is a pocket park nested between Oleander Crescent and Banksia Street in the Eastside precinct. It is adjacent to the Kurrajong Neighbourhood Park with a pedestrian walkway linking the two parks and providing access from Undoolya Road. This park has a double-block street frontage and shares a boundary with 12 residential dwellings in the rear.





Oleander Park – front View



Oleander Park – view of the rear part

***Issues:***

- Uncertain future due to its close proximity to Kurrajong Park and Undoolya Park, both are potential Precinct and/or Neighbourhood parks.



- Could become a small children playground serving the local community
- Noise and nuisance factor need to be addressed.

### ***Disposal Options:***

1. Reduce park size to make one residential block available for disposal and maintain footpath and cycleway as an access linkage. Develop the rest into a local park.
2. Develop 3,500 m<sup>2</sup> as a local park and the remainder as a bush park.

## **Spearwood Park**

### ***Description:***

Spearwood Park is located on Spearwood Road at the intersection of Grevillea Drive. The park has a linkage access to Glass and Laver Courts. The park has a rocky outcrop which is listed a sacred site.

The park attracts vandalism and only used as a transit linkage despite lack of a proper footpath.



Spearwood Park – front view

### ***Issues:***

- Wrong location for a park
- Unusable space because of sacred site
- Lack of footpath access
- Vandalism
- Lack of parking space near the park



### ***Disposal Options:***

There is a strong community involvement in developing the Ten Year Plan for the Eastside Precinct. The recommendations by the community group include:

1. Downgrade to open Bush Park and maintain pedestrian linkage; remove equipment and relocate to Noonie Park, including
  - Remove existing pine log fence
  - Improve lighting
  - Remove grass irrigation system.

## **Bowman Park**

### ***Description:***

This small area dedicated as open space by the developer as part of the requirement of open space contribution and was subsequently used as a local park with provision of some play equipment.



Bowman Park – Front view

### ***Issues:***

- Too small to be a useful local park
- Poor design and poor conditions
- Encourage antisocial behaviour – evidence of people drinking there – litter and beer bottles
- Under utilised as a park.



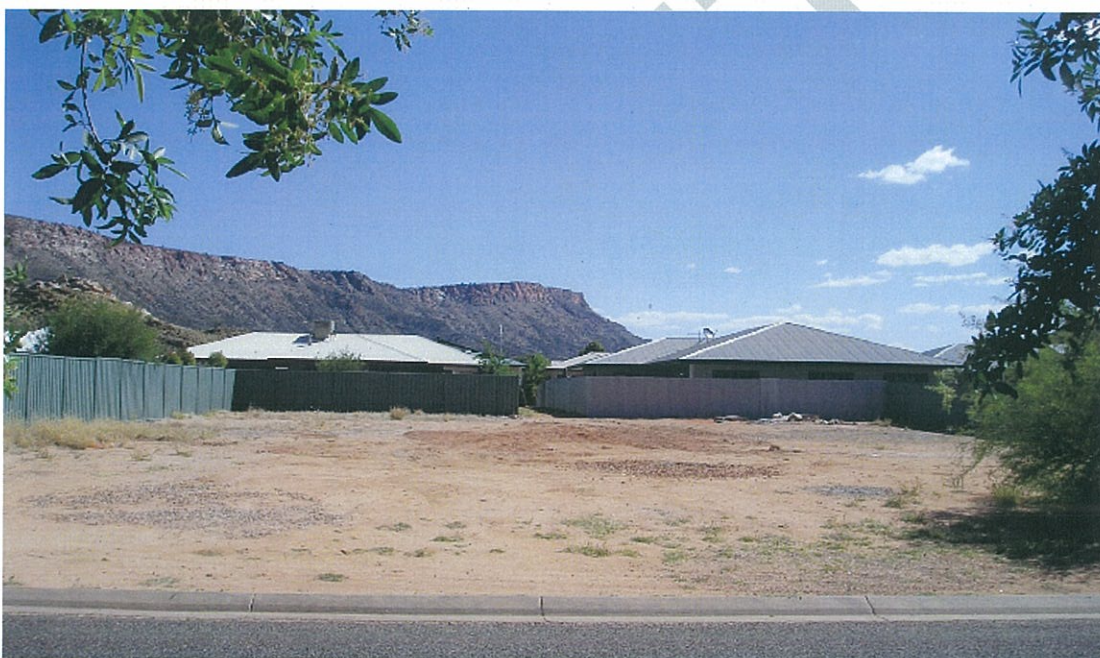
### ***Disposal Options:***

1. Re-zone and sell as a residential block, but maintain pedestrian walkway if possible – This option requires a substitution of a better park nearby. The preferred option is to investigate the feasibility of developing part of the vacant land (Lot 8237- presently zoned O1 Open Space) into a neighbourhood park.

## **Kempeana Park**

### ***Description:***

Similar to Bowman Park, this small area dedicated as open space by the developer as part of the requirement of open space contribution. This open space is a vacant lot and has yet to be developed into a park.



Kempeana Park – Front view

### ***Issues:***

- Too small and isolated to be a useful local park
- Future maintenance problem.

### ***Disposal Options:***

1. Re zone and sell as a residential block, but maintain pedestrian walkway if possible – This option requires a replacement of a better park nearby. The preferred option is to investigate the feasibility of developing part of the vacant land (Lot 8237- presently zoned O1 Open Space) into a park.



Note: Presently there is a developers' contribution of \$15,000 held in trust for the development of a park. This fund could be expended towards developing Lot 9237 or part of it if appropriate.

## **Ashwin Park**

### ***Description:***

Ashwin Park is located on Ashwin Street bordering two Housing Commission developments, one of which has been redeveloped into a private up-market apartment block. This park is selected for re-assessment due to its history of vandalism and under usage, however; because of recent changes to the residential character of the area these issues may no longer be as significant.



Ashwin Park from Ashwin Street

With its size and location (the only park in this area of Gillen), there is a strong potential for developing this park as a neighbourhood park serving the community of the north east corner of the Gillen Precinct, reducing the need for maintaining the Newland Park.

### ***Issues:***

- There has been minimal maintenance and/or development in the last 5 years due to a history of vandalism – however, since the redevelopment of an adjacent block with owners of a higher income group and social structure, frequency of vandalism has been significantly reduced.
- Poor, outdated equipment and facility
- Grass patchy due to lack of proper maintenance.

### ***Disposal Options:***

Since this is the only park within walking distance of surrounding residences among one of the most vocal community group, this park should not be disposed off. Recommended improvements include:

- Upgrade facility, including play equipment, lighting, grass areas, seating to meet needs of new housing development in the area
- Provide off-street parking to attract usage from residences just outside the walking distance.



## Finlayson Park

### *Description:*

This is a large open space suitable for developing as a neighbourhood park, but badly needs an overhaul. Play equipment is old and broken and needs replacing. Grass areas are non-existent and the ground is termite infested. There is no irrigation system for this park. Security is a problem at night.

However, due to its large size and accessible location, it has a potential of being upgraded to become a neighbourhood park serving its surrounding residents.



Finlayson Park - View from Finlayson Street

### *Issues:*

- Old playground equipment badly needs up-grading
- Needs off road parking provision and up-graded facility to attract better usage
- Requires termite control and tree planting to provide natural shade

### *Disposal Options:*

As this park is situated in a location surrounding by vocal residents and is the better of the two parks within 400m radius, it is recommended that this park should not be disposed off. This park requires a major overhaul and redevelopment to provide family orientated facility to attract better local use.

Recommended improvements include:



- Repair and up-grade play ground equipment (removed from Newland Park)
- Plant more trees to provide shades
- Repair water supply and irrigation system
- Provide better amenities (such as toilets, tables and seats etc)
- Up-grade lighting

## **Newland Park**

### ***Description:***

Newland Park is situated at the corner of Newland Road and Milner Road. This park is a large open space with 24,400 m<sup>2</sup> of land, but barely developed. The park has good access with its own car park. It was provided with playground equipment for young children, but is not effectively used because of its lack of shade, trees and poor quality & maintenance of the soft-fall. The BMX track is well used by teenagers, although it needs to be up-graded to meet safety standards.

The Gillen Precinct Open Space report suggested that playground equipment be moved to the Jim McConville Park and develop this as a teenagers sports ground. However, sports groups using Jim McConville declined the offer. The equipment could be moved to Finlayson Park.



Newland Park – View from Milner Street

### ***Issues:***

- There are other better parks and sports grounds adjacent to this park which are being used more effectively
- It will require extensive resources to up-this park to the standard of other better equipped parks designed for their purposes - Council can



not justify more resources being allocated to this precinct with surplus park requirements.

- Presently underused due to its vast area and poor equipment
- Maintenance has been a issue for Council
- There are very few trees and some of them are of poor species and quality, and urgently needs replacement.
- There is some security problem and evidence of vandalism – requires lighting provision

### ***Disposal Options:***

1. Rezone and develop into a retirement village – This option is recommended subject to community consultation and a feasibility study.
2. Redevelop into a smaller local park (approximately 8,000m<sup>2</sup> in area) catered for family orientation and sub-divide and rezone surplus land and offer for sale as housing blocks.

## **Lewis Gilbert**

### ***Description:***

This is one of the larger parks located within the Golf Course sub-division. It is accessible via a lane way off Hillside Gardens, a local road.

Although there is potential to be a better park, with well developed trees, the current park has been abused by residents nearby, treating it as a dumping ground, pool water overflow and trailer park, making maintenance difficult. Due to lack of off-street parking provision and at present un-restricted access, it is underused as a park.

### ***Issues:***

- Owner of an adjacent property built a garage off laneway to the park (without building permit?), making it impossible to lock the entrance gate
- Park often accessed by residents for disposal of rubbish
- Adjacent households discharge swimming pool water onto the park
- Residents use park for trailer parking
- Track marks indicated that motor cycles and cars have tracked through the park, also used to park trailers.
- Access road is narrow and no off street parking is available for visitors.

### ***Disposal Options:***

As this is the best park in the area, and the total score is above 25. It is not recommended for disposal. Improvement measures include:



- Relocate existing gate to park end of the laneway so that the gate can be locked to discourage vehicle access to the park or deal with the illegal access problem of the garage accessed via Council land.
- Provide some vehicle parking on lane way
- General cleanup and apply enforcement to stop abuse
- Up-grade facilities and up-grade play ground and recreation equipment.

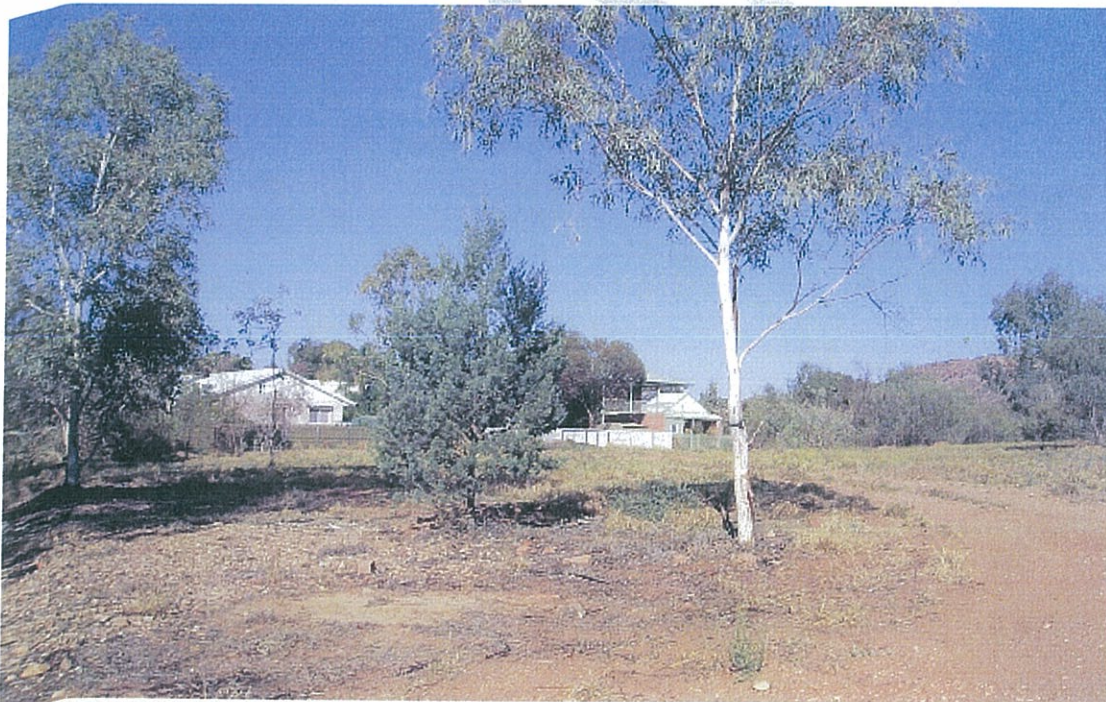
## **Eagle Park**

### ***Description:***

This is another land locked, undeveloped, open space located in a residential area with limited access and no parking. The current park is being abused with rubbish dumping and used by adjacent residents as rear vehicle access to their properties.

There is no development within the park and no opportunity for up-grading without extensive resources.

The location is not suitable for development as a park due to its access and parking restrictions. It is not an acceptable location for it to be developed into well used park with its boundaries surrounded by twenty odd residential dwellings.



Eagle Park from Driveway Entrance – note vehicle track in park

### ***Issues:***

- Not readily accessible to most residents in the precinct
- Hidden behind a laneway, almost not known to people other than residents in the immediate vicinity.



- No facility has been provided for, and there is very limited opportunity for improvement without extensive resources
- Abused by surrounding residents who use the park as rear access to their backyards
- Abused by residents as dumping ground for garden waste
- Possible Sacred site location – requires search
- Some vandalism evident.

### ***Disposal Options:***

1. Rezone and subdivide land and dispose of as residential blocks – ensure that a local park of at least 3000m<sup>2</sup> is a part of the redevelopment plan– need to check presence of sacred site.
2. Return to Crown if the whole site is found to be a sacred site.

## **Acacia (VCL)**

### ***Description:***

This site is a crown land, although Council has installed some playground equipment on a flat portion of the land facing Acacia Street and undertook maintenance. Presently it is underused due to its limited accessibility.

Because of its landscaped features and its gateway location this site has a potential of being developed into a precinct park for Gap Precinct, even though its area is not sufficiently large normally required for a precinct park.



Acacia Park from Acacia Street



**Issues:**

- The site is a hide out for drinkers and after hour camping spot
- It is bordered by two main roads and requires fencing
- Access is limited due to its location and the lack of parking provision.
- It is the gateway site for vehicles entering Alice Springs town centre
- It is one of the few open spaces in southern side of the Gap Precinct.

**Disposal Options:**

1. Remove equipment and return the maintenance responsibility to the Territory Government (no cost to Council)
2. Request for freehold status and develop into a better park by Council (requires funding).

The recommendations of the assessments of these parks are summarised in Table 4.4 following:

**Table 4.4: Summary of Recommendations**

Park	Area (m <sup>2</sup> )	Recommended Options	Estimated Return Value (\$)
Walmulla (67)	1,270	Too small to retain. Dispose as residential block and proceeds to develop Acacia park.	95,000
Westland (39)	5,310	Dispose off the non-sacred portion and offer to sell to residents with their rear gardens bordered the park.	50,000
Campbell (16)	3,330	Dispose as residential blocks.	230,000
Maynard (17)	21,500	Return to Crown of the Sacred portion of the park and retain the non-sacred portion for upgrading into a better local park	-
Tucker (22)	3,460	Retain and up-grade into a better equipped local park	-
Rotaract E (20)	1,420	Dispose of as a residential block	80,000
Warber (1,2)	4,082	Return to Crown land if park is a sacred site; Develop into a bush park if it is not a sacred site.	-
Gilbert (6)	3,000	Retain and develop into bush park	-
Patterson (8)	3,330	Return to Crown as Crown Land	-
Tmara Mara (12)	935	Dispose of as a residential block.	120,000
Reus (70)	1,980	Retain as drainage easement with minimal maintenance	-
Oleander (74)	5,640	Reduce the size of park by disposing some 1,000m <sup>2</sup> as a residential block; develop the remaining park as a bush park.	100,000
Spearwood (82)	4,850	Retain and maintain as a bush park as per Precinct's ten-year plan.	-



Bowman (36)	1,060	Dispose as a residential block but maintain pedestrian walkway – This option requires a replacement of a better park nearby. An option is to investigate the feasibility of developing part of the vacant land (Lot 8237- presently zoned O1 Open Space) into a park.	80,000
Kempeana (37)	1,110	Dispose as a residential block but maintain pedestrian walkway – This option requires a replacement of a better park nearby. An option is to investigate the feasibility of developing part of the vacant land (Lot 8237- presently zoned O1 Open Space) into a park.	110,000
Lewis Gilbert (87)	14,700	Retain and improve security and access as per discussion.	-
Ashwin (44)	5,235	Since this is the only park within walking distance of surrounding residences among one of the most vocal community group, this park should not be disposed off. Retain and improve.	-
Finlayson (51)	10,100	As this park is situated in a location surrounding by vocal residents and is the better of the two parks within 400m radius, it is recommended that this park should not be disposed off. This park requires a major overhaul and redevelopment to provide family orientated facility to attract better local use.	-
Newland (48)	24,400	Consider developing the site as a retirement village, with provision of a local park	300,000*
Eagle (86)	12,900	Sub-divide into residential blocks and retain 2,000-3,000 m <sup>2</sup> for a local park in centre.	500,000*
Acacia (VCL) (68)	7,790	Develop into a bush park and as a gateway to Alice Springs	-
<b>Total Estimated Return Value</b>			<b>1,665,000</b>

\* A very conservative estimate base on land values of surrounding properties.



### **5.1 Previous Experience**

In June 2001, Council announced in the Centralian Advocate that ASTC was considering disposing some of Council owned open spaces to raise funds for upgrading and consolidating some open spaces to create better parks with improved facilities. This announcement was made without a proper investigation and a prior public consultation process.

As a result of the Council announcement, a flood of protests and complaints from residents forced Council to abandon the plan to sell off the selected parks.

The need for public consultation was evident from the previous experience. It is therefore essential that a thorough public consultation be carried out to resolve all issues raised by the communities before Council can determine what actions to be taken regarding disposal of Council owned open spaces.

### **5.2 Proposed Methodology for Consultation**

Council's proposal for disposal of public parks is a sensitive issue and requires extensive community consultation and sympathetic hearing of the views of the residents.

The consultation process should be developed in line with the procedures and methodologies as set out in the ASTC Consultation Manual and is recommended to be undertaken in three stages:

#### **Stage 1:**

Provide a public announcement of Council's intention to review Park facilities and develop a master plan of management of Council's open space asset.

#### **Stage 2:**

Conduct a Questionnaire Survey.

#### **Stage 3:**

Undertake community Workshops, with professional facilitation.

The first stage would be a Council announcement through the local media of Council's intention to develop a Master Plan for the maintenance management and development strategy of public parks owned by Council. This announcement will set a scene for subsequent stages of public consultation. The announcement should not mention any intention to dispose



any of Council's open space assets, but invites the public to participate in the surveys and workshops that follow.

The questionnaire survey should be designed in such a way that will provide information of how and to what extent residents are using their local parks and what improvements they see necessary for their needs. The questionnaire form should not be too long but to the point. Professional assistance may be required for the design of the survey form.

Community workshops (with facilitation) will be held in each precinct to

- Discuss the results of the survey.
- Discuss Council's report on Park Management Strategy, including any recommendations for converting surplus or unusable parks to different land use options.

The results of the workshops will form the basis for

- Formulating Council's strategies for future use of any surplus open space lands.
- Developing a Master Plan of Management of Council's Open Space
- A 10 year Forward Works Program for up-grading and developing park facilities.



## **6 Conclusions and Proposed Further Actions**

### **6.1 Conclusions**

The investigations undertaken in this report have revealed the following deficiencies in Council's Open Space and Amenity Policy:

- The policy is restricted to public open space revitalisation only and is not a document to include all aspects of Council maintained open spaces
- It has not set out requirements for developing open spaces for various uses, e.g. various types of parks and sportsgrounds
- It has not referred to the Open Space Contribution Scheme, currently in a draft form

In the past, Council has been very slack about developers open space contribution resulting in plots of land being dedicated as parks which are either too small to be developed into a useful park or too hilly to be of any use. Council should review the existing policies and include the open space requirement for any development to be useable land of minimum size of 3,000 m<sup>2</sup>, with no encumbrance or sacred sites.

There are a number of very small parks which have been identified to be unsustainable in terms of maintenance and usage, these are recommended for disposal.

This investigation has also resulted in a number of parks being identified as either sacred sites or potentially sacred sites, which should be returned to the Crown as Crown Land.

There is an unequal distribution of parks within Alice Springs: some precincts have more developed parks than others. As a result, some of these parks are not fully utilised. It may be Council's future policy to consolidate some of the parks and develop them into parks with better facilities and dispose those not sustainable in terms of usage and maintenance. In those areas where there are insufficient parks (in terms of open space ratio to developed land), Council should investigate options to acquire crown land for developing into open spaces.

It should be Council's policy that any monetary returns resulting in the disposal of surplus open space should be ploughed back into up-grading facilities of those parks requiring attention.

### **6.2 Further Actions**

The following further actions are recommended:



- 1 Prepare a summary report to Council based on the outcome of this report.
- 2 Upon Council's resolution to undertake any further action, conduct public consultation based on the recommended process in this report.
- 3 Review the assessment of the selected parks in view of public comments.
- 4 Review and implement Council's open space strategy policy

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## References

- 1 *Clouston, Panning and Management on Alice Springs Open Space Resources Vol 1 & 2 – Final Report, May 2000.*
- 2 *NT Government, Draft Northern Territory Planning Scheme, March 2003.*
- 3 *ASTC, Consultation Manual - A Model for Effective Consultation for the Alice Springs Town Council, 2003?*
- 4 *ASTC & Gillen Precinct Committee, Revitalising Public Space Project – Gillen Precinct (Draft Report – May 2004).*
- 5 *ASTC & Eastside Precinct Committee, Revitalising Public Space Project and Ten Year Plan– Eastside Precinct Final Report – March 2004.*
- 6 *ASTC, Ten Year Plan for Botanic Gardens.*
- 7 *ASTC, Public Open Space Revitalisation Policy.*
- 8 *ASTC, Draft Policy: Developer Contributions – Public Open Space in Alice Springs – Residential Areas, March 2004.*
- 9 *ASTC, Draft Public Open Space Contribution Scheme, March 2004.*



## Appendix A

### Open Space Inventory

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## Open Space Inventory

ID No	PARKS	LOT No	OWNER	SORTS GROUND	AREA	PRECINCT
1	Warber Park (a)	5806	ASTC		114400	CBD
2	Warber Park (b)	5140	ASTC		85000	CBD
3	Heidenreich Park (b)	5141	ASTC		119700	CBD
4	Heidenreich Park (a)	5142	ASTC		83200	CBD
5	Albrecht Oval	5805	ASTC		317000	CBD
6	Gilbert Park	5804	?		145700	CBD
7	Grant Park	8199	ASTC		5915	CBD
8	Patterson Park	678	ASTC	Rugby	41400	CBD
9	Lyndavale Dve Park	75	UNITING CHURCH		2020	CBD
10	Nelson Park	74	UNITING CHURCH		2020	CBD
11	Battarbee Park	73	UNITING CHURCH		2020	CBD
12	Tmara Mara Park	2656	CROWN		954	CBD
14	Dixon Park	228	CROWN		400	CBD
15	Dixon Community Park	966	CROWN		958	CBD
16	Campbell Park	5133	ASTC		6506	CBD
17	Maynard Park	5133	ASTC		1460	CBD
18	Rhonda Diano Oval	5133	ASTC		960	CBD
19	Rotaract Park	2461	ASTC		39000	CBD
20	Rotaract Park - East	0.2*	ASTC		3000	Eastside
21	Madigan Park	9047	ASTC		1980	Eastside
22	Tucker Park	853	ASTC		20700	Eastside
23	Kunoth Park	4624	ASTC		45700	Eastside
24	Grey Park	6480	DEPT OF LANDS PLANNING		44700	Eastside
25	McCoy Park	3756	ASTC		5640	Eastside
26	Charles Creek - 4	766	ASTC	Netball, Soccer	70700	Eastside
27	Charles Creek - 3	425	ASTC		8030	Eastside
28	Charles Creek - 2	6392	DEPT OF EDUCATION	Cricket	83400	Eastside
29	Charles Creek - 1	5242	CROWN		4770	Eastside
30	Todd River - 1	5423	ASTC		5370	Eastside
31	Todd River - 2	6229	ASTC		6300	Eastside
32	Todd River - 3	5528	ASTC		4850	Eastside
33	Todd River - 4	6317	ASTC		4460	Eastside
34	Todd River - 5	8686	ASTC		2310	Eastside
35	Todd River - 6	0.3*	ASTC		1785	Gap
52	Trevor Reid Park	0.3*	ASTC		6225	Gap
53	Anzac Oval	8128	ASTC	Football, Baseball, Tennis, Hockey, Basketball, Cricket, Boxing	109900	Gap
54	Flynn Church Lawns	8892	ASTC		1250	Gap
55	Flynn Church Lawns	8126	ASTC		1270	Gap
56	Flynn Church Lawns	4438	CROWN		7840	Gap
57	Billy Goat Hill - 1	4565	ASTC	Swimming, Canoe Polo	31000	Gap
58	Billy Goat Hill - 2	4547	ASTC		3960	Gillen
59	Billy Goat Hill - 3	8265	ASTC		875	Gillen
60	Council Lawns	8849	ASTC		1110	Gillen
61	Amphitheatre Lawns	7714	ASTC		4810	Gillen
62	Library Laws	5569	CROWN		5310	Gillen
76	Botanical Gardens	5711	ASTC		28000	Gillen
69	Gosse Park	3581	ASTC		4620	Gillen
70	Reus Park	3624	ASTC		2550	Gillen
71	Davidson Park	8127	ASTC		3470	Gillen
72	Undoolya Park	1831	ASTC		5240	Gillen



ID No	PARKS	LOT No	OWNER	SORTS GROUND	AREA	PRECINCT
73	Kurrajong Park	7715	ASTC		4510	Gillen
74	Oleander Park	3672	ASTC	Touch Football	42400	Gillen
75	Ross Park	3132	ASTC	Baseball, Softball	64200	Gillen
77	Gillen Park (Goyder)	3133	ASTC		24400	Gillen
78	Sadadeen Oval	3275	ASTC		2270	Gillen
79	Plumbago - VCL	3082	ASTC		2350	Gillen
80	Plumbago Park	3011	ASTC		10100	Gillen
81	Noonie Park	8354	ASTC		836	Golfcourse
82	Spearwood Park	6081	ASTC		12900	Golfcourse
83	Kilgariff Park	6080	ASTC		14700	Golfcourse
84	Mercorella Park	8967	ASTC		858	Golfcourse
63	RFDS Park - 1	8943	ASTC		752	Golfcourse
64	RFDS Park - 2	8430	ASTC		3280	Larapinta
65	Traeger Park	7657	ASTC		802	Larapinta
66	Clara Court	8419	ASTC		7410	Larapinta
67	Walmulla Park	7509	ASTC		2600	Larapinta
68	Acacia Park	6774	ASTC	Cricket, Football	41800	Larapinta
90	AS Swimming Centre	7024	ASTC		3000	Larapinta
13	Irvine Park	0.1*	ASTC		475	Larapinta
36	Bowman Park	7373	ASTC		3330	Larapinta
37	Kempeana Park	7181	ASTC		3310	Larapinta
38	Plowman Park	6912	ASTC		220	Larapinta
39	Westland Park	5733	ASTC		1820	Larapinta
40	Frank McEllister Park	8758	ASTC		935	Larapinta
41	Spencer Park	8025	ASTC		2090	Northside
42	Day Park	8471	ASTC		24300	Northside
43	Roberts Park	4066	ASTC		3330	Northside
44	Ashwin Park	4122	ASTC		21500	Northside
45	Chalmers Park	4150	ASTC	Athletics, Cricket	41700	Northside
46	Flynn Park	4291	CROWN		28000	Northside
47	Jim McConville Park	4209	ASTC		1420	Northside
48	Newland Park	8142	ASTC		2740	Northside
49	Forrest Park	3992	ASTC		3460	Northside
50	Poeppel Gardens	3903	ASTC		3300	Northside
51	Finlayson Park	3834	ASTC		3690	Northside
85	Moore Park	2437	ASTC		1610	Northside
86	Eagle Park	5810	ASTC		103400	Northside
87	Lewis Gilbert Park	5809	CCAS		89300	Northside
88	Shanahan Park	5808	ASTC		68200	Northside
89	McDonnell Park	5807	ASTC		265800	Northside

## Appendix B

### Precinct Maps

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